

Whitley County, Indiana • Smith Township



223± Acres

OFFERED IN 8 TRACTS

INFORMATION BOOKLET

LAND AUCTION

*Tuesday, September 12th
6:00 pm EST*



800.451.2709
SchraderAuction.com

Auction held at Whitley County 4-H Community Center,
680 W. Squawbuck Rd., Columbia City, IN

DISCLAIMER:

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

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

OWNER: BBBJ GREEN FARMS, LLC

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

Arden Schrader, AU01050022

Schrader Real Estate and Auction Company Inc., AC63001504



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 8 individual tracts, any combination of tracts and as a total 223± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts and as a whole, subject to "Swing Tract" limitations.

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

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

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

DEED: Seller shall provide Warranty Deed(s).

DEED RESTRICTIONS: The following deed restrictions shall apply if the property sells in multiple tracts: All homes must be built to the Indiana 1 & 2 Family Dwelling Code. (This would exclude all mobile homes and typical doublewide modular homes.) The minimum square footage (exclusive of garages, basements and porches) on single story homes shall be 1,400 square feet. The minimum square footage on 1-1/2 story homes shall be 1,600 square feet. The minimum square footage on 2 story homes shall be 1,800 square feet. All homes

must have no less than a 5/12 roof pitch and no less than a two-car, attached garage.

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Whitley County Health Department.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing subject to harvest of 2023 crop.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2025 and thereafter.

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

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

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

successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

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

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**For Information Call Auction Manager:
Arden Schrader, 800-451-2709**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, SEPTEMBER 12, 2023

223± ACRES – WHITLEY 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 Tuesday, September 5, 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
223± Acres • Whitley County, Indiana
Tuesday, September 12, 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 Tuesday, September 12, 2023 at 6:00 PM. (EST)
3. I have read the information contained in the Real Estate Bidder’s Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer’s premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier’s check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, September 5, 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.

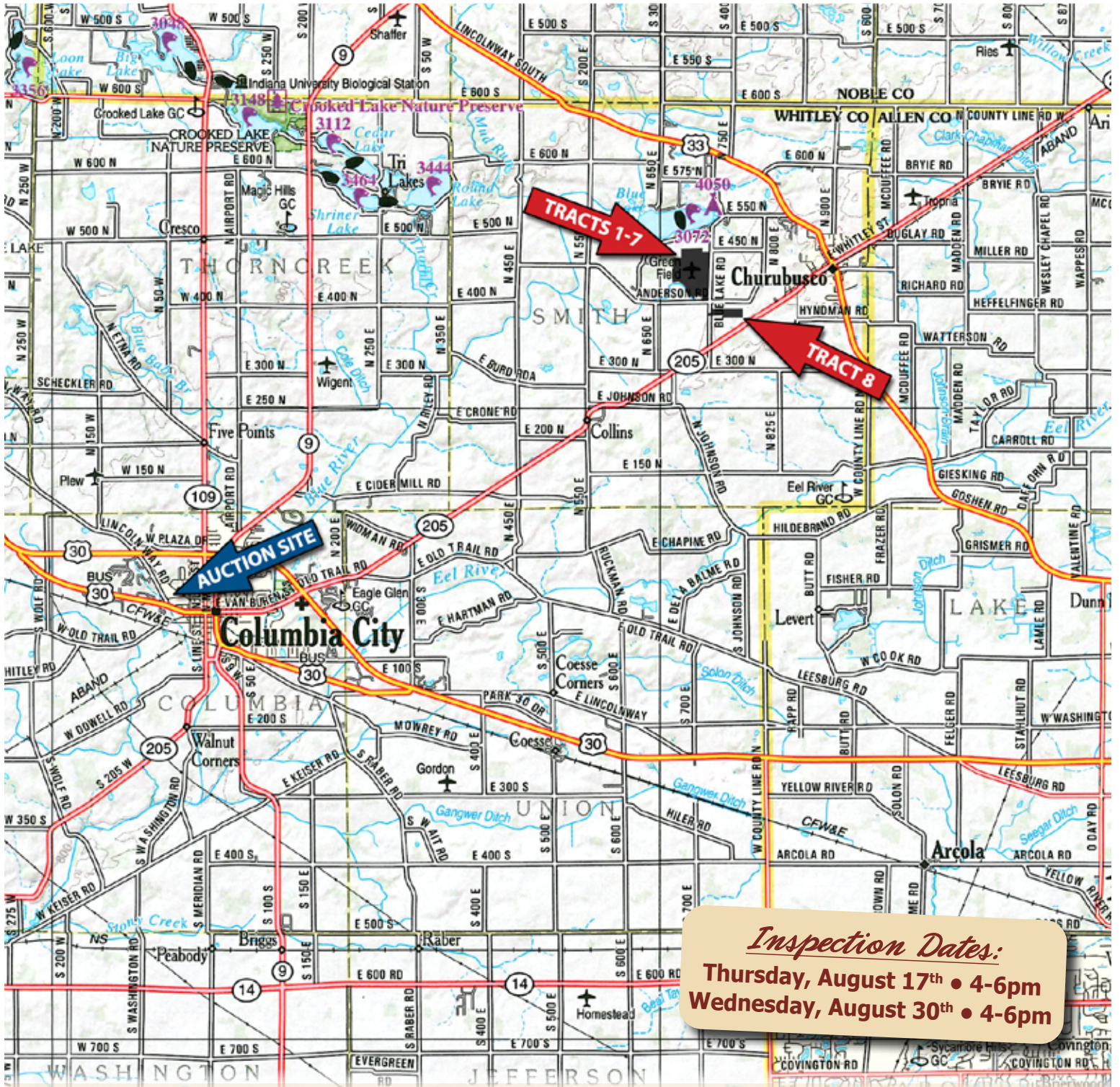
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 & AERIAL TRACT MAPS

LOCATION MAP



PROPERTY LOCATION: Approximately 1½ miles southwest of Churubusco, IN on SR 205 to the Blue Lake Rd. then ½ mile north to Tract 8. Continue north to Anderson Rd. for Tracts 1-7.

AUCTION LOCATION: Whitley County 4-H Community Center, 680 W. Squawbuck Rd., Columbia City, IN 46725

AERIAL TRACT MAP



TRACT DESCRIPTIONS:

TRACT 1: 31± ACRES with frontage on Blue Lake Rd. Mostly all tillable with Blount, Glynwood and Pewamo soils.

TRACT 2: 62.5± ACRES with frontage on Blue Lake Rd. This tract is also mostly all tillable with Blount, Glynwood and Pewamo soils.

TRACT 3: 30± ACRES with frontage on Blue Lake Rd. Mostly all tillable with Blount, Glynwood and Pewamo soils. Great location for your country estate.

TRACT 4: 22± ACRES "SWING TRACT" – this tract consists of productive soils and must be purchased with Tracts 2, 3 or any combination that provides road frontage or an adjoining land owner.

TRACT 5: 8± ACRES "SWING TRACT" – this tract combines tillable land, recreational land and secluded pond in a park-like setting. This tract must be purchased with Tract 3 or any combination that provides road frontage. Consider all the possibilities this tract provides!

TRACT 6: 17± ACRES "SWING TRACT" – mostly all tillable land with productive soils. This tract must be purchased with Tract 3 or 7 or any combination that provides road frontage.

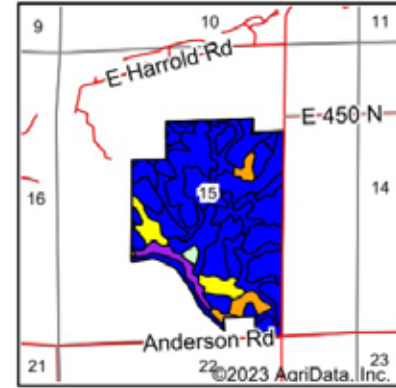
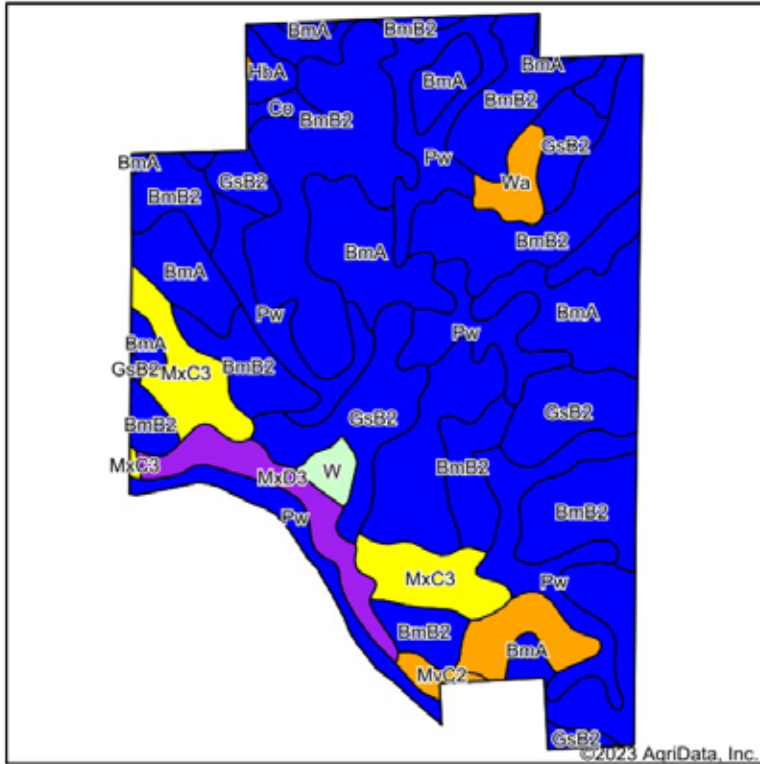
TRACT 7: 20± ACRES of productive tillable land with frontage on Blue Lake Rd. and Anderson Rd. Great corner location for a country estate! Or combine with other tracts for more excellent farmland.

TRACT 8: 32.5± ACRES with frontage on Blue Lake Rd. Productive soils including Blount, Glynwood and Pewamo. Add this tract to your farming operation!



SOIL INFORMATION

SOIL MAP - TRACTS 1-7



State: **Indiana**
 County: **Whitley**
 Location: **15-32N-10E**
 Township: **Smith**
 Acres: **191.37**
 Date: **8/17/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

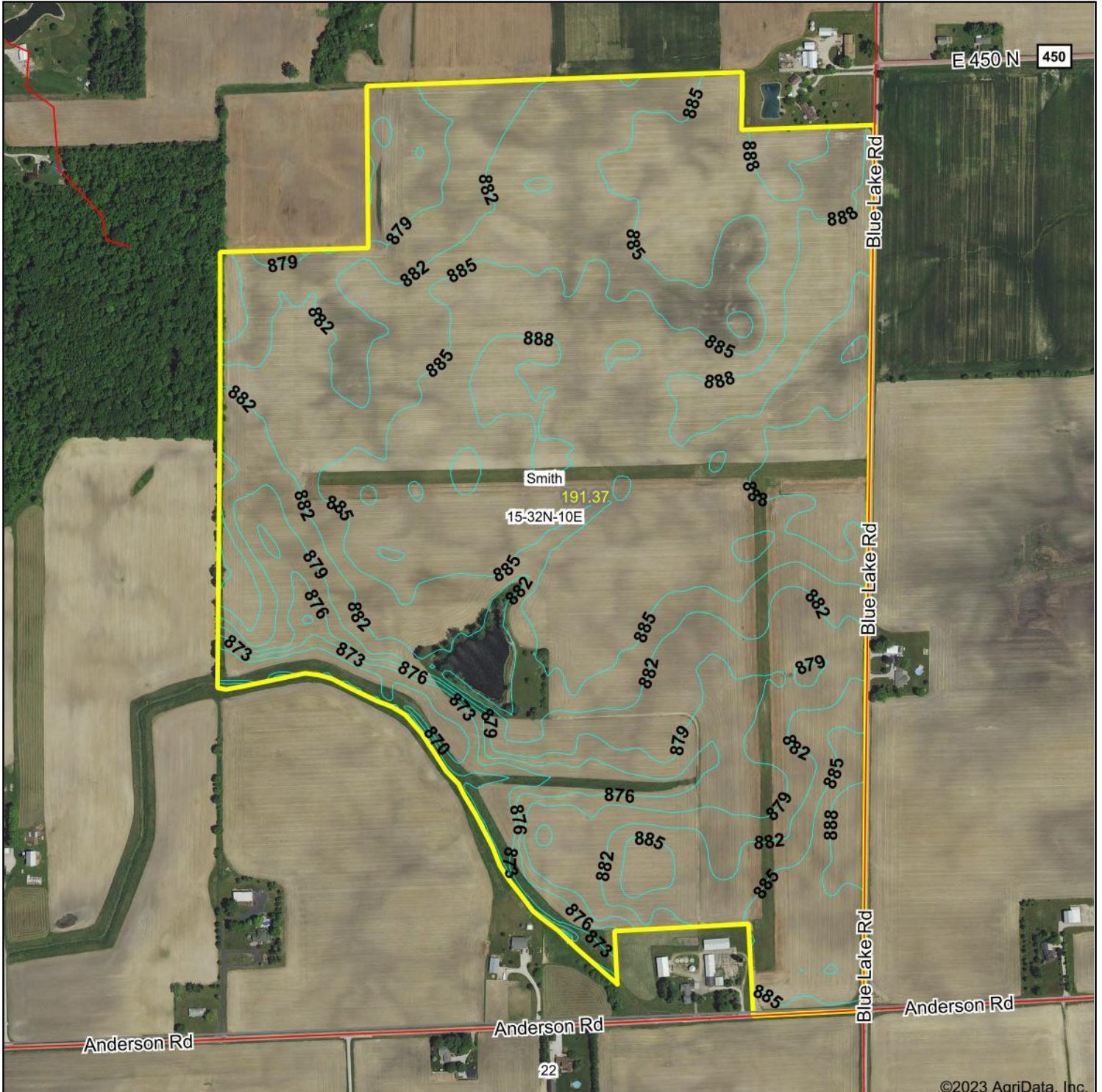


Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	60.38	31.6%		Ile		137	17	5				9	50	54
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	42.29	22.1%		Ilw		142	17	5				9	52	56
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	36.80	19.2%		Ilw		157		5	11				47	64
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	21.22	11.1%		Ile	5	128	18	4	8	78			41	56
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	11.23	5.9%		Ive		105	15	4	7				37	47
MxD3	Morley clay loam, 12 to 18 percent slopes, severely eroded	6.46	3.4%		Vie		92	15	3	7				32	42
GIB3	Glynwood clay loam, 2 to 6 percent slopes, severely eroded	4.57	2.4%		Ille	5	119	17	4	8	70			41	53
Wa	Walkill silty clay loam	2.76	1.4%		Illw		165	23	5				11	49	66
HbA	Haskins loam, 0 to 3 percent slopes	1.59	0.8%		Ilw		158		5	11				59	62
W	Water	1.59	0.8%												
Co	Coesse silty clay loam	1.33	0.7%		Ilw		150	22	5				10	44	60
MvC2	Morley loam, 6 to 12 percent slopes, eroded	1.15	0.6%		Ille		115	18	4				8	40	52
Weighted Average						*	0.7	136.5	13.5	4.7	3.9	10.3	5.1	46.8	55.6

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

TOPOGRAPHY MAP - TRACTS 1-7

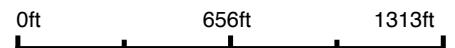


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Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 867.1
 Max: 890.5
 Range: 23.4
 Average: 883.5
 Standard Deviation: 4.2 ft

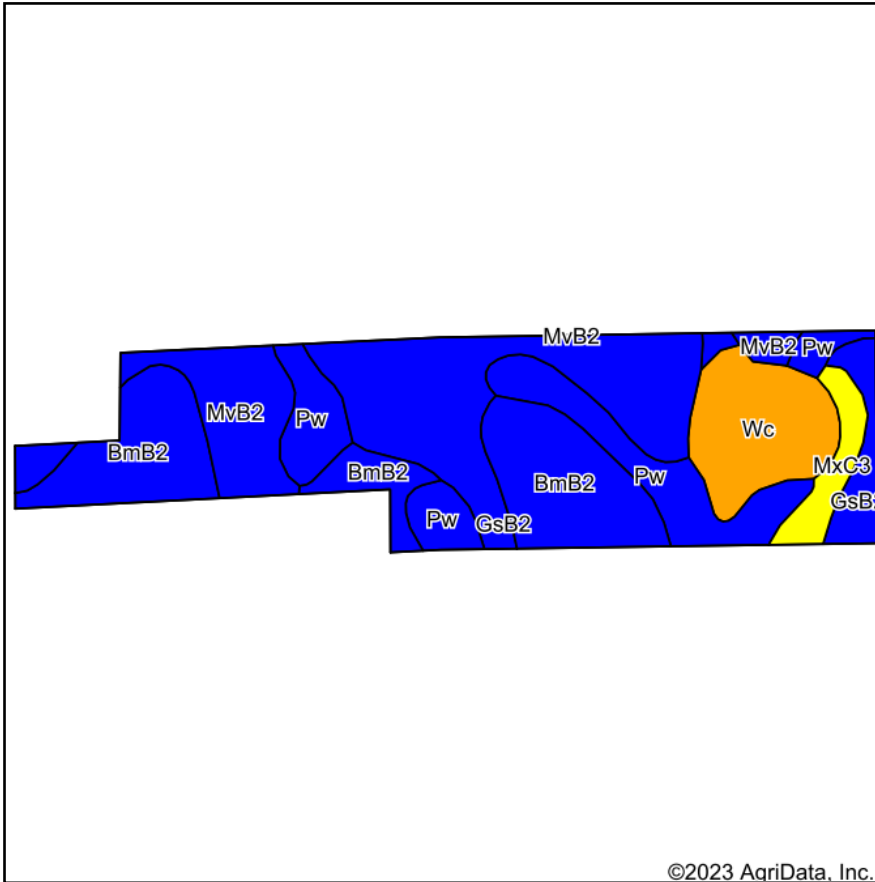


8/17/2023

15-32N-10E
 Whitley County
 Indiana

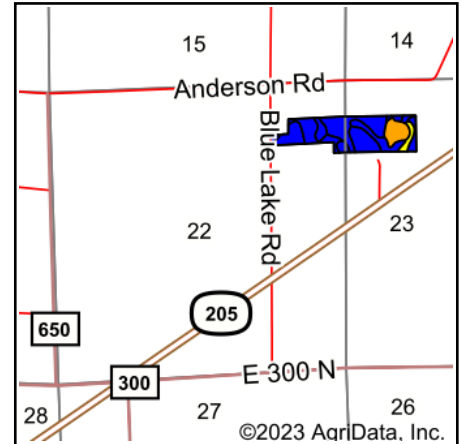
Boundary Center: 41° 13' 40.7, -85° 21' 27.96

SOIL MAP - TRACT 8



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



©2023 AgriData, Inc.

State: **Indiana**
 County: **Whitley**
 Location: **22-32N-10E**
 Township: **Smith**
 Acres: **32.88**
 Date: **8/17/2023**



Maps Provided By:



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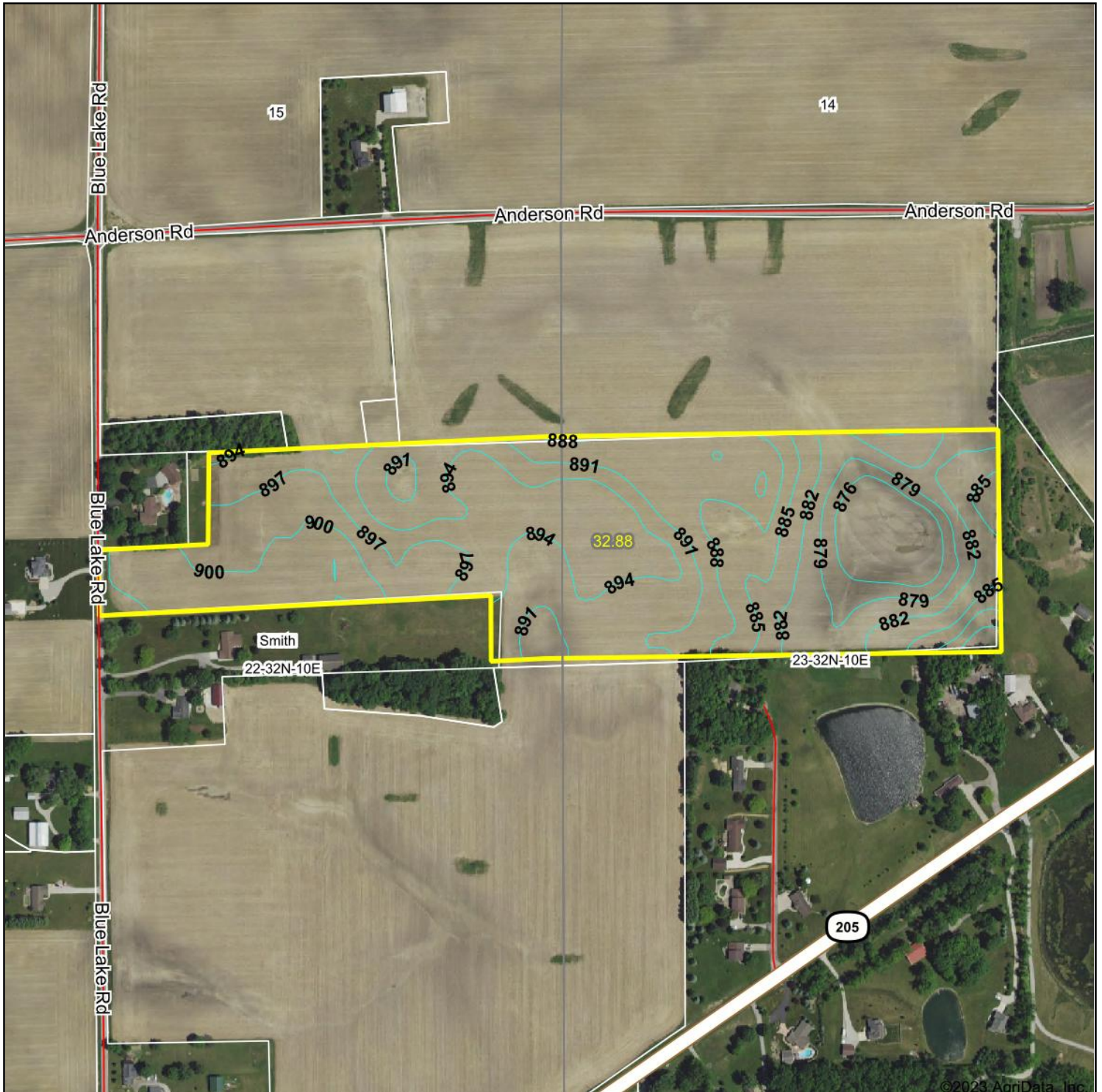


Area Symbol: IN183, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	9.18	27.9%		Ile	5	128	18	4	8	78		41	56
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	8.64	26.3%		Ile		137	17	5			9	50	54
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	6.05	18.4%		IIw		157		5	11			47	64
Wc	Walkkill Variant silty clay loam, coprogenous earth substratum	3.90	11.9%		IIIw		165	21	5			11	49	66
MvB2	Morley loam, 3 to 6 percent slopes, eroded	3.84	11.7%		Ile		119	17	4			8	42	53
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	1.27	3.9%		IVe		105	15	4	7			37	47
Weighted Average					2.20	1.4	138.2	14.5	4.6	4.5	21.8	4.6	45.4	57.4

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP - TRACT 8



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 873.6
 Max: 903.1
 Range: 29.5
 Average: 890.1
 Standard Deviation: 7.51 ft



8/17/2023

22-32N-10E
 Whitley County
 Indiana

Boundary Center: 41° 13' 11.87, -85° 20' 53.88



FSA INFORMATION

FSA INFORMATION

Includes acreage not part of the auction (Fields 7+8)

INDIANA WHITLEY Form: FSA-156EZ See Page 3 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2909 Prepared : 7/28/23 1:00 PM CST Crop Year : 2023
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Operator Name	:	
CRP Contract Number(s)	:	11157
Recon ID	:	None
Transferred From	:	None
ARCPLC G/I/F Eligibility	:	Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
277.81	259.69	259.69	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	259.19	0.00		0.50	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	123.76	0.00	138	
Soybeans	130.74	0.00	41	
TOTAL	254.50	0.00		

NOTES

Tract Number	:	2230
Description	:	J4 /2B/T32N R10E/SEC22,23/SMITH TWP WHITLEY CO.
FSA Physical Location	:	INDIANA/WHITLEY
ANSI Physical Location	:	INDIANA/WHITLEY
BIA Unit Range Number	:	
HEL Status	:	HEL field on tract.Conservation system being actively applied
Wetland Status	:	Wetland determinations not complete
WL Violations	:	None
Owners	:	BBBJ GREEN FARMS LLC
Other Producers	:	WILLIAM GREEN, BARBARA BOGGS
Recon ID	:	None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
32.80	32.80	32.80	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

Includes acreage not part of the auction (Fields 7+8)

INDIANA WHITLEY Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2909 Prepared : 7/28/23 1:00 PM CST Crop Year : 2023
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Tract 2230 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	32.80	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	15.66	0.00	138
Soybeans	16.54	0.00	41
TOTAL	32.20	0.00	

NOTES

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Tract Number	: 9544
Description	: J4 /2A/T32N R10E/SEC15,22/SMITH TWP WHITLEY CO.
FSA Physical Location	: INDIANA/WHITLEY
ANSI Physical Location	: INDIANA/WHITLEY
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: BBBJ GREEN FARMS LLC
Other Producers	: None
Recon ID	: None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
245.01	226.89	226.89	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	226.39	0.00	0.50	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	108.10	0.00	138
Soybeans	114.20	0.00	41
TOTAL	222.30	0.00	

NOTES

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FSA INFORMATION

Includes acreage not part of the auction (Fields 7+8)

INDIANA
WHITLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2909
Prepared : 7/28/23 1:00 PM CST
Crop Year : 2023

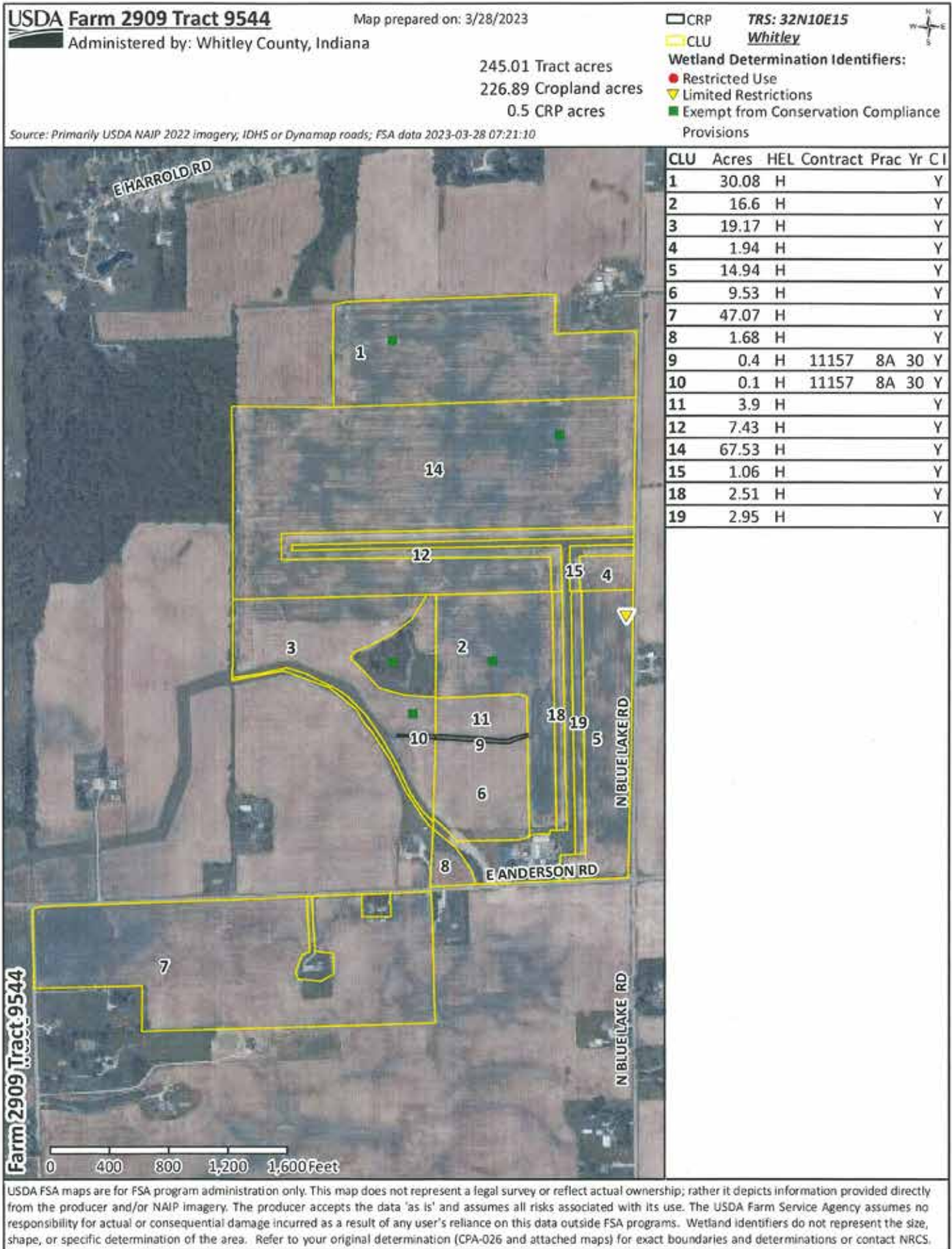
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national 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.

FSA INFORMATION

Includes acreage not part of the auction (Fields 7+8)



FSA INFORMATION

Includes acreage not part of the auction (Fields 7+8)



TAX INFORMATION

TAX INFORMATION - TRACT 1-7

Includes acreage not part of the auction

Beacon - Whitley County, IN - Parcel Report: 92-04-15-000-305.000-009 <https://beacon.schneidercorp.com/Application.aspx?AppID=85&La...>

Whitley County, IN

Summary

Parcel ID 92-04-15-000-305.000-009
 Property Address 7125 E Anderson Rd
 Churubusco, IN, 46723
 Brief Legal Description MID S PT EX 33A EX 2A EX 1A EX 5A S15 T32 R10 186.730A
 (Note: Not to be used on legal documents)
 Instrument Nbr N/A
 Doc Nbr N/A
 Tax District Smith Township
 Tax Rate Code 978347 - ADV TAX RATE
 Property Type 65 - Agricultural
 Acreage 186.73

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.

Owners

Deeded Owner
[Bbbj Green Farms, Llc](#)
 6590 E Anderson Rd
 Churubusco, IN 46723

Taxing District

County: Whitley
 Township: SMITH TOWNSHIP
 State District 009 SMITH TOWNSHIP
 Local District: 060
 School Corp: SMITH-GREEN COMMUNITY
 Neighborhood: 920910-009 SMITH AG & RURAL

Site Description

Topography: Flat
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality: Static
 Parcel Acreage: 186.73
 Class: 100 - Vacant Land

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Legal Ditch	AE	0	0	3.6700	\$1,900.00	\$1,615.00	\$5,927.05	(\$100.00)	\$0.00
Road Right of Way	AE	0	0	1.8600	\$1,900.00	\$1,615.00	\$3,003.90	(\$100.00)	\$0.00
Tillable Cropland	BMA	0	0	41.0870	\$1,900.00	\$1,691.00	\$69,478.12	\$0.00	\$69,480.00
Tillable Cropland	BMB2	0	0	59.8750	\$1,900.00	\$1,615.00	\$96,698.13	\$0.00	\$96,700.00
Tillable Cropland	CO	0	0	1.3500	\$1,900.00	\$2,014.00	\$2,718.90	\$0.00	\$2,720.00
Tillable Cropland	GSB2	0	0	20.5210	\$1,900.00	\$1,463.00	\$30,022.22	\$0.00	\$30,020.00
Tillable Cropland	GTB3	0	0	4.5680	\$1,900.00	\$1,292.00	\$5,901.86	\$0.00	\$5,900.00
Tillable Cropland	HBA	0	0	1.5970	\$1,900.00	\$2,014.00	\$3,216.36	\$0.00	\$3,220.00
Tillable Cropland	MVC2	0	0	1.0980	\$1,900.00	\$1,292.00	\$1,418.62	\$0.00	\$1,420.00
Tillable Cropland	MXC3	0	0	11.2600	\$1,900.00	\$1,140.00	\$12,836.40	\$0.00	\$12,840.00
Tillable Cropland	MXD3	0	0	6.6560	\$1,900.00	\$950.00	\$6,323.20	\$0.00	\$6,320.00
Farm Ponds	PW	0	0	0.1350	\$1,900.00	\$950.00	\$128.25	(\$40.00)	\$80.00
Tillable Cropland	PW	0	0	28.6360	\$1,900.00	\$2,109.00	\$60,393.32	\$0.00	\$60,390.00
Farm Ponds	W	0	0	1.6590	\$1,900.00	\$950.00	\$1,576.05	(\$40.00)	\$950.00
Tillable Cropland	WA	0	0	2.7580	\$1,900.00	\$1,615.00	\$4,454.17	\$0.00	\$4,450.00

TAX INFORMATION - TRACT 1-7

Includes acreage not part of the auction

Beacon - Whitley County, IN - Parcel Report: 92-04-15-000-305.000-009 <https://beacon.schneidercorp.com/Application.aspx?AppID=85&La...>

Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
12/21/2015	BBBJ Green Farms, LLC	2015120336		\$0.00
8/5/2013	Green, William R & Green, Robert B &	2013080124		\$0.00
1/9/2013	Green, William R & Green, Robert B &	2013010243		\$0.00
12/22/2011	Green, Almetta J & Green, William R	2011120429		\$0.00
3/3/2011	Green, John W & Almetta	2011030046		\$0.00
8/29/1997	Green, John W & Almetta J		9708/525	\$0.00
4/21/1997	GREEN J		9704/392	\$0.00
4/19/1989	SPLIT 1A TO GEIGER R & V 2A TO GEIGER R & V		8904/296	\$0.00

Valuation

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Land Value	\$232,500	\$200,000	\$198,400	\$241,700	\$249,500	\$286,800
+ Improvements Value	\$0	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$232,500	\$200,000	\$198,400	\$241,700	\$249,500	\$286,800

Tax History

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

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$1,754.21	\$1,531.30	\$1,671.62	\$2,127.56	\$2,292.53	\$2,186.85
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,754.21	\$1,531.30	\$1,671.62	\$2,127.56	\$2,292.53	\$2,186.85
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$647.33	\$181.10	\$181.10	\$181.10	\$321.15	\$0.00
	5026-000a-Blue River - \$140.05	5149-000ab-Emerick S Ab - \$181.10	5149-000ab-Emerick S Ab - \$181.10	5149-000ab-Emerick S Ab - \$181.10	5026-000a-Blue River - \$140.05	5149-000ab-Emerick S Ab - \$181.10
	5427-000b-Mcguire I - \$183.91					
	5149-000a-Emerick S A - \$142.27					
	5149-000ab-Emerick S Ab - \$181.10					
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$4,155.75	\$3,243.70	\$3,524.34	\$4,436.22	\$4,906.21	\$4,373.70
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$2,077.89)	(\$3,243.70)	(\$3,524.34)	(\$4,436.22)	(\$4,906.21)	(\$4,373.70)
= Total Due	\$2,077.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX INFORMATION - TRACT 1-7

Includes acreage not part of the auction

Beacon - Whitley County, IN - Parcel Report: 92-04-15-000-305.000-009 <https://beacon.schneidercorp.com/Application.aspx?AppID=85&La...>

Property taxes for 2022 Pay 2023 are certified.

First installment for 2022 Pay 2023 tax is due May 10th. The second installment is due November 13th.

Payments

Year	Receipt #	Transaction Date	Amount
2022 Pay 2023	1227567	5/4/2023	\$2,077.89
2021 Pay 2022	1202706	11/1/2022	\$1,621.85
2021 Pay 2022	1191278	5/5/2022	\$1,621.85
2020 Pay 2021	1164175	11/1/2021	\$1,762.17
2020 Pay 2021	1158152	5/10/2021	\$1,762.17
2019 Pay 2020	1106136	11/4/2020	\$2,218.11
2019 Pay 2020	1121029	5/11/2020	\$2,218.11
2018 Pay 2019	1082362	11/7/2019	\$2,453.10
2018 Pay 2019	1068456	5/1/2019	\$2,453.11
2017 Pay 2018	1034812	11/1/2018	\$2,186.85
2017 Pay 2018	1049521	5/3/2018	\$2,186.85

Property Record Cards

[2021 Property Record Card \(PDF\)](#)

[2022 Property Record Card \(PDF\)](#)

[2023 Property Record Card \(PDF\)](#)

No data available for the following modules: Residential Dwellings, Improvements, Transfer History, Deductions, Sketches.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the Information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

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TAX INFORMATION - TRACT 8

Beacon - Whitley County, IN - Parcel Report: 92-04-22-000-103.000-009 <https://beacon.schneidercorp.com/Application.aspx?AppID=85&La...>

Whitley County, IN

Summary

Parcel ID 92-04-22-000-103.000-009
 Property Address N Blue Lake Rd
 Churubusco, IN, 46723
 Brief Legal Description S2 NE4 NE4 EX 1A EX 3A EX 2.37A S22 T32 R10 13.63A
 (Note: Not to be used on legal documents)
 Instrument Nbr N/A
 Doc Nbr N/A
 Tax District Smith Township
 Tax Rate Code 978347 - ADV TAX RATE
 Property Type 65 - Agricultural
 Acreage 13.63

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.

Owners

Deeded Owner
[Bbbj Green Farms, Llc](#)
 6590 E Anderson Rd
 Churubusco, IN 46723

Taxing District

County: Whitley
 Township: SMITH TOWNSHIP
 State District: 009 SMITH TOWNSHIP
 Local District: 060
 School Corp: SMITH-GREEN COMMUNITY
 Neighborhood: 920910-009 SMITH AG & RURAL

Site Description

Topography: Flat
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality: Static
 Parcel Acreage: 13.63
 Class: 100 - Vacant Land

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	AE	0	0	0.0910	\$1,900.00	\$1,615.00	\$146.97	(\$100.00)	\$0.00
Tillable Cropland	BMB2	0	0	3.7470	\$1,900.00	\$1,615.00	\$6,051.41	\$0.00	\$6,050.00
Tillable Cropland	GSB2	0	0	3.5630	\$1,900.00	\$1,463.00	\$5,212.67	\$0.00	\$5,210.00
Tillable Cropland	MVB2	0	0	3.988	\$1,900.00	\$1,463.00	\$5,834.44	\$0.00	\$5,830.00
Tillable Cropland	MXC3	0	0	0.1100	\$1,900.00	\$1,140.00	\$125.40	\$0.00	\$130.00
Tillable Cropland	PW	0	0	2.0940	\$1,900.00	\$2,109.00	\$4,416.25	\$0.00	\$4,420.00
Woodland	PW	0	0	0.0370	\$1,900.00	\$2,109.00	\$78.03	(\$80.00)	\$20.00

Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
12/21/2015	BBBJ Green Farms, LLC	2015120336		\$0.00
1/9/2013	Green, William R & Green, Robert B &	2013010243		\$0.00
12/22/2011	Green, Almetta J & Green, William R	2011120429		\$0.00
9/19/2000	Green, John W & Almetta		0009/339	\$0.00
	SPLIT 2.37A TO LANDIS T & K			\$0.00

TAX INFORMATION - TRACT 8

Beacon - Whitley County, IN - Parcel Report: 92-04-22-000-103.000-009 <https://beacon.schneidercorp.com/Application.aspx?AppID=85&La...>

Valuation

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Land Value	\$17,100	\$14,700	\$14,600	\$17,800	\$18,300	\$21,000
+ Improvements Value	\$0	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$17,100	\$14,700	\$14,600	\$17,800	\$18,300	\$21,000

Tax History

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

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$129.02	\$112.55	\$123.01	\$156.68	\$168.15	\$160.13
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$129.02	\$112.55	\$123.01	\$156.68	\$168.15	\$160.13
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$290.32	\$255.10	\$255.10	\$255.10	\$265.32	\$0.00
	5026-000a-Blue River - \$10.22 5149-000a-Emerick S A - \$25.00 5149-000ab-Emerick S Ab - \$255.10	5149-000ab-Emerick S Ab - \$255.10	5149-000ab-Emerick S Ab - \$255.10	5149-000ab-Emerick S Ab - \$255.10	5026-000a-Blue River - \$10.22 5149-000ab-Emerick S Ab - \$255.10	
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$548.36	\$480.20	\$501.12	\$568.46	\$601.62	\$320.26
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$291.79)	(\$480.20)	(\$501.12)	(\$568.46)	(\$601.62)	(\$320.26)
= Total Due	\$256.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Property taxes for 2022 Pay 2023 are certified.

First installment for 2022 Pay 2023 tax is due May 10th. The second installment is due November 13th.

TAX INFORMATION - TRACT 8

Beacon - Whitley County, IN - Parcel Report: 92-04-22-000-103.000-009 <https://beacon.schneidercorp.com/Application.aspx?AppID=85&La...>

Payments

Year	Receipt #	Transaction Date	Amount
2022 Pay 2023	1227570	5/4/2023	\$291.79
2021 Pay 2022	1202703	11/1/2022	\$240.10
2021 Pay 2022	1191280	5/5/2022	\$240.10
2020 Pay 2021	1164173	11/1/2021	\$250.56
2020 Pay 2021	1158150	5/10/2021	\$250.56
2019 Pay 2020	1128621	11/4/2020	\$284.23
2019 Pay 2020	1105522	5/11/2020	\$284.23
2018 Pay 2019	1081073	11/7/2019	\$295.70
2018 Pay 2019	1066731	5/1/2019	\$305.92
2017 Pay 2018	1041309	11/1/2018	\$160.13
2017 Pay 2018	1045163	5/3/2018	\$160.13

Property Record Cards

[2021 Property Record Card \(PDF\)](#)

[2022 Property Record Card \(PDF\)](#)

[2023 Property Record Card \(PDF\)](#)

No data available for the following modules: Residential Dwellings, Improvements, Transfer History, Deductions, Sketches.

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TAX INFORMATION - TRACT 8

Beacon - Whitley County, IN - Parcel Report: 92-04-23-000-404.000-009 <https://beacon.schneidercorp.com/Application.aspx?AppID=85&La...>

Whitley County, IN

Summary

Parcel ID 92-04-23-000-404.000-009
 Property Address E Anderson Rd
 Churubusco, IN, 46723
 Brief Legal Description S2 NW4 NW4 S23 T32 R10 20A
 (Note: Not to be used on legal documents)
 Instrument Nbr N/A
 Doc Nbr N/A
 Tax District Smith Township
 Tax Rate Code 978347 - ADV TAX RATE
 Property Type 65 - Agricultural
 Acreage 20

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.

Owners

Deeded Owner
[Bbbj Green Farms, Llc](#)
 6590 E Anderson Rd
 Churubusco, IN 46723

Taxing District

County: Whitley
 Township: SMITH TOWNSHIP
 State District: 009 SMITH TOWNSHIP
 Local District: 060
 School Corp: SMITH-GREEN COMMUNITY
 Neighborhood: 920910-009 SMITH AG & RURAL

Site Description

Topography: Rolling , Low
 Public Utilities:
 Street or Road:
 Area Quality: Static
 Parcel Acreage: 20
 Class: 100 - Vacant Land

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	BMB2	0	0	5.198	\$1,900.00	\$1,615.00	\$8,394.77	\$0.00	\$8,390.00
Woodland	GSB2	0	0	1.1020	\$1,900.00	\$1,463.00	\$1,612.23	(\$80.00)	\$320.00
Tillable Cropland	GSB2	0	0	4.0040	\$1,900.00	\$1,463.00	\$5,857.85	\$0.00	\$5,860.00
Tillable Cropland	MVB2	0	0	0.2570	\$1,900.00	\$1,463.00	\$375.99	\$0.00	\$380.00
Tillable Cropland	MXC3	0	0	1.3590	\$1,900.00	\$1,140.00	\$1,549.26	\$0.00	\$1,550.00
Woodland	MXC3	0	0	0.1100	\$1,900.00	\$1,140.00	\$125.40	(\$80.00)	\$30.00
Tillable Cropland	PW	0	0	4.0770	\$1,900.00	\$2,109.00	\$8,598.39	\$0.00	\$8,600.00
Tillable Cropland	WC	0	0	3.8930	\$1,900.00	\$1,463.00	\$5,695.46	\$0.00	\$5,700.00

Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
12/21/2015	BBBJ Green Farms, LLC	2015120336		\$0.00
1/9/2013	Green, William R & Green, Robert B &	2013010243		\$0.00
12/22/2011	Green, Almetta J & Green, William R	2011120429		\$0.00
	Green, John W & Almetta			\$0.00

TAX INFORMATION - TRACT 8

Beacon - Whitley County, IN - Parcel Report: 92-04-23-000-404.000-009 <https://beacon.schneidercorp.com/Application.aspx?AppID=85&La...>

Valuation

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Land Value	\$24,300	\$20,900	\$20,800	\$25,300	\$26,000	\$29,900
+ Improvements Value	\$0	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$24,300	\$20,900	\$20,800	\$25,300	\$26,000	\$29,900

Tax History

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

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$183.34	\$160.02	\$175.25	\$222.70	\$238.90	\$227.99
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$183.34	\$160.02	\$175.25	\$222.70	\$238.90	\$227.99
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$440.00	\$400.00	\$400.00	\$400.00	\$415.00	\$0.00
	5026-000a-Blue River - \$15.00 5149-000a-Emerick S A - \$25.00 5149-000ab-Emerick S Ab - \$400.00	5149-000ab-Emerick S Ab - \$400.00	5149-000ab-Emerick S Ab - \$400.00	5149-000ab-Emerick S Ab - \$400.00	5026-000a-Blue River - \$15.00 5149-000ab-Emerick S Ab - \$400.00	
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$806.68	\$720.04	\$750.50	\$845.40	\$892.80	\$455.98
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$423.34)	(\$720.04)	(\$750.50)	(\$845.40)	(\$892.80)	(\$455.98)
= Total Due	\$383.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Property taxes for 2022 Pay 2023 are certified.

First installment for 2022 Pay 2023 tax is due May 10th. The second installment is due November 13th.

TAX INFORMATION - TRACT 8

Beacon - Whitley County, IN - Parcel Report: 92-04-23-000-404.000-009 <https://beacon.schneidercorp.com/Application.aspx?AppID=85&La...>

Payments

Year	Receipt #	Transaction Date	Amount
2022 Pay 2023	1227569	5/4/2023	\$423.34
2021 Pay 2022	1202704	11/1/2022	\$360.02
2021 Pay 2022	1191279	5/5/2022	\$360.02
2020 Pay 2021	1164172	11/1/2021	\$375.25
2020 Pay 2021	1158149	5/10/2021	\$375.25
2019 Pay 2020	1120301	11/4/2020	\$422.70
2019 Pay 2020	1113765	5/11/2020	\$422.70
2018 Pay 2019	1083610	11/7/2019	\$438.90
2018 Pay 2019	1083446	5/1/2019	\$453.90
2017 Pay 2018	1063893	11/1/2018	\$227.99
2017 Pay 2018	1045451	5/3/2018	\$227.99

Property Record Cards

[2021 Property Record Card \(PDF\)](#)

[2022 Property Record Card \(PDF\)](#)

[2023 Property Record Card \(PDF\)](#)

No data available for the following modules: Residential Dwellings, Improvements, Transfer History, Deductions, Sketches.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the Information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

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Contact Us

Developed by
 Schneider
GEOSPATIAL

PRELIMINARY TITLE

PRELIMINARY TITLE

Schedule A

1. Effective Date: August 7, 2023 8:00 A.M.

2. Policy or Policies to be issued: Amount

a. 11/16 Owner's Policy: \$ to be determined

Proposed Insured: to be determined

b. _____ Loan Policy: \$ _____

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is fee simple

4. Title to the fee simple estate or interest in the land is at the Effective Date vested in:

BBBJ GREEN FARMS, LLC, an Indiana limited Liability Company, as shown on Instrument #2015120336, in the Office of the Whitley County Recorder.

5. The land referred to in this Commitment is described as follows:

(SEE FULL DESCRIPTION ATTACHED)

Property Address: E Anderson Rd, Churubusco IN 46723 (Tract I)

Tax Key Number: 92-04-23-000-404.000-009

Property Address: N Blue Lake Rd, Churubusco IN 46723 (Tract II)

Tax Key Number: 92-04-22-000-103.000-009

Property Address: 7125 E Anderson Rd, Churubusco IN 46723 (Tract III)

Tax Key Number: 92-04-15-000-305.000-009

PRELIMINARY TITLE

Schedule A Continued

File Number

Policy Number

TRACT I

92-04-23-000-404.000-009

The South Half of the Northwest Quarter of the Northwest Quarter of Section 23, Township 32 North, Range 10 East.

TRACT II

92-04-22-000-103.000-009

The South Half of the Northeast Quarter of the Northeast Quarter of Section 22, Township 32 North, Range 10 East.

EXCEPT

A part of the South half of the Northeast Quarter of the Northeast Quarter of Section Twenty-two (22), Township Thirty-two (32) North, Range Ten (10) East, described as follows:

Commencing at the Northwest corner of said South half; thence South on the West line of said South half 211.0 feet; thence East parallel to the north line of said South half 206.5 feet; thence North parallel to the said West line 211.0 feet to the North line of said South half; thence West on the North line of said South half 206.5 feet to the point of beginning, containing one (1) acre, more or less.

EXCEPT

The South 198 feet of the West 660 feet of the South half of the Northeast Quarter of the Northeast Quarter of Section 22, Township 32 North, Range 10 East, Whitley County, Indiana, more particularly described as follows, to-wit:

Beginning at the Southwest corner of the Northeast Quarter of said Northeast Quarter; thence North on and along the West line of the Northwest Quarter of said Northeast Quarter, being also the centerline of Blue Lake Road, a distance of 198.0 feet; thence Easterly, by an interior angle of 92 degrees 46 minutes and parallel to the South line of the Northeast Quarter of said Northeast Quarter, a distance of 660.0 feet; thence South and parallel to said West line, a distance of 198.0 feet to said South line; thence Westerly, on and along said South line being established by an existing line fence, a distance of 660.0 feet to the point of beginning, containing 2.996 acres of land.

PRELIMINARY TITLE

EXCEPT

Part of the South half of the Northeast Quarter of the Northeast Quarter of Section 22, Township 32 North, Range 10 East, Whitley County, Indiana, more particularly described as follows, to wit:

Commencing at a P.K. Nail found at the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence Easterly, on and along the South line of the Northeast Quarter of the Northeast Quarter of said Section 22, being established by monuments found, a distance of 660.0 feet to the Southeast corner of a certain 2.996 acre tract of land as recorded in Document Number 93-12-461 in the records of Whitley County, Indiana, said Southeast corner being situated 0.3 feet East of an iron pin found, said Southeast corner also being the true point of beginning; thence continuing Easterly, on and along said South line, a distance of 522.0 feet to an iron pin; thence North, by an interior angle of 92 degrees 54 minutes, parallel to the West line of the Northeast Quarter of the Northeast Quarter of said Section 22, a distance of 198.0 feet to an iron pin; thence Westerly, by an interior angle of 87 degrees 06 minutes, parallel to said South line, a distance of 522.0 feet to an iron pin at the Northeast corner of said 2.996 acre tract of land in Document Number 93-12-46; thence South, by an interior angle of 92 degrees 54 minutes, on and along the East line of said 2.996 acre tract, being parallel to the West line of the Northeast Quarter of the Northeast Quarter of said Section 22, a distance of 198.0 feet to the true point of beginning, containing 2.370 acres of land, more or less.

TRACT III

92-04-15-000-305.000-009 (all remaining tracts hereafter)

The Southwest Quarter of the Northeast Quarter of Section Fifteen (15), Township Thirty-two (32) North, Range Ten (10) East, excepting therefrom sixteen and one-half (16 ½) feet in width off of the entire North Side thereof, said excepted tract being now used as a private roadway.

PRELIMINARY TITLE

EXCEPT

Part of the Southwest Quarter of the Northeast Quarter of Section 15, Township 32 North, Range 10 East, Whitley County, Indiana, more particularly described as follows, to wit:

Commencing at the Northeast corner of said Southwest Quarter; thence South, on and along the East line of said Southwest Quarter, a distance of 16.5 feet to the true point of beginning; thence continuing South, on and along said East line, being within the right-of-way of Blue Lake Road, a distance of 240.0 feet; thence Westerly, by an interior angle of 93 degrees 01 minutes 20 seconds, parallel to the North line of said Southwest Quarter, a distance of 363.5 feet; thence North, parallel to said East line, a distance of 240.0 feet; thence Easterly, parallel to said North line, a distance of 363.5 feet to the true point of beginning, containing 2.000 acres of land, more or less.

EXCEPT

Part of the Southwest Quarter of the Northeast Quarter of Section 15, Township 32 North, Range 10 East, Whitley County, Indiana, more particularly described as follows, to wit:

Commencing at the Northeast corner of said Southwest Quarter; thence South, on and along the East line of said Southwest Quarter, a distance of 16.5 feet to a p.K. Nail found; thence Westerly, by a deflection angle right of 86 degrees 58 minutes 40 seconds, parallel to the North line of the Southwest Quarter of the Northeast Quarter of said Section 15, a distance of 363.5 feet to an iron pin at the true point of beginning; thence continuing Westerly, on and along the last described course, a distance of 181.75 feet to an iron pin; thence South, by an interior angle of 93 degrees 01 minute 20 seconds, parallel to the East line of the Southwest Quarter of the Northeast Quarter of said Section 15, a distance of 240.0 feet to an iron pin; thence Easterly, parallel to the said North line, a distance of 181.75 feet to an iron pin found; thence North, parallel to said East line, a distance of 240.0 feet to the true point of beginning, containing 1.000 acres of land, more or less.

(3)

PRELIMINARY TITLE

ALSO

The West half of the Southeast Quarter of section Fifteen (15), Township Thirty-two (32) North, Range Ten (10) East, Whitley County, Indiana.

EXCEPT: A parcel of land situated in the West One-half of the Southeast One-quarter of Section 15, Township 32 North, Range 10 East, Whitley County, Indiana and more particularly described as follows:

Commencing at the South One-quarter corner of said Section 15; thence North 87 degrees 52 minutes 03 seconds East along the South line of the West One-half of the Southeast One-quarter of said Section 15, a distance of 328.75 feet to a Mag nail with a 2 inch diameter disc stamped D&A Firm No. 0026 set at the point of beginning. Beginning at the above described point; thence North 02 degrees 07 minutes 57 seconds West, a distance of 385.50 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence North 87 degrees 52 minutes 03 seconds East, a distance of 565.00 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence South 02 degrees 07 minutes 57 seconds East, a distance of 385.50 feet to a Mag nail with a 2 inch diameter disc stamped D&A Firm No. 0026 set at the said South line; thence South 87 degrees 52 minutes 03 seconds West along said South line, a distance of 565.00 feet to the point of beginning, containing 5.00 acres of land, more or less.

PRELIMINARY TITLE

ALSO

The East half of the Southwest Quarter of Section Fifteen (15), Township Thirty-two (32) North, Range Ten (10) East, containing eighty (80) acres, more or less.

EXCEPT

All of that portion of the East half of the Southwest Quarter of Section Fifteen (15), Township Thirty-two (32) North, Range Ten (10) East, that lies South of the Emerick Ditch.

Except the following described parcel:

The West 245.5 feet of the South 580.8 feet of the East One-half of the Southwest Quarter of Section Fifteen (15), Township Thirty-two (32) North of Range Ten (10) East. Containing 3.27 acres.

EXCEPT

The West 245.5 feet of the South 580.8 feet of the East One-half of the Southwest Quarter of Section Fifteen (15), Township Thirty-two (32) North of Range of Ten (10) East, containing 3.27 acres, more or less.

EXCEPT

Part of all that part of the East half of the Southwest Quarter of Section 15, Township 32 North, Range 10 East, Whitley County, Indiana, which lies South of the centerline of the Emerick Ditch, said part being more particularly described as follows, to-wit:

Beginning at an iron pin found marking the Southeast corner of said Southwest Quarter; thence West, on and along the South line of said Southwest Quarter, being within the right-of-way of Anderson Road, a distance of 25.0 feet to a P.K. Nail; thence Northerly, by an interior angle of 87 degrees 15 minutes, parallel to the East line of said Southwest Quarter, a distance of 178.25 feet to an iron pin; thence West, by a deflection angle left of 92 degrees 45 minutes parallel to said South line, a distance of 200.0 feet to an iron pin; thence Northerly, by an interior angle of 87 degrees 15 minutes, parallel to the East line of said Southwest Quarter, a distance fo 396.75 feet to an iron pin; thence East, by an interior angle of 92 degrees 45 minutes, parallel to said South line, a distance of 125.0 feet to a point on the centerline of said Emerick Ditch;

PRELIMINARY TITLE

ALSO

thence Southeasterly, by an interior angle of 125 degrees 50 minutes, on and along said centerline, a distance of 160.15 feet to the point of intersection with the East line of said Southwest Quarter; thence Southerly, by an interior angle of 141 degrees 25 minutes, on and along said East line, a distance of 445.0 feet to the point of beginning, containing 2.000 acres of land, more or less, subject to legal right-of-way of Anderson Road, subject to a legal drain easement for the Emerick Ditch and subject to all other easements of record and further together with an easement for utility purposes over a strip of land 14 feet in width, East and West and 178.25 feet long, North and South, said strip of land lies West of and adjacent to the West line of the South 178.25 feet to the above-described tract.

Also, the Southeast Quarter of the Northwest Quarter of said Section Fifteen (15), Township and Range aforesaid, except the following portion thereof, to-wit:

Commencing at the Northwest corner of said Southeast Quarter of said Northwest Quarter of said Section Fifteen (15); thence East on the North line thereof thirty-seven (37) rods; thence South parallel with the East line thereof forty-three (43) rods; thence West parallel with the North line thereof thirty-seven (37) rods to the West line thereof; thence North on the West line thereof forty-three (43) rods to the place of beginning, containing nine (9) acres, more or less. Except also, a strip of land sixteen and one-half (16 1/2) feet wide by forty-three (43) rods long off of the North side of said Southeast Quarter of said Northwest Quarter, said strip used for a private roadway.

(6)

PRELIMINARY TITLE

Schedule B-1

COMMITMENT

Requirements:

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and changes for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (e) Warranty Deed to Owner's Policy Proposed Insured.

PRELIMINARY TITLE

Schedule B-II

COMMITMENT

Tract I

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
5. Taxes payable in the name of BBBJ Green Farms, LLC.
Tax Key Number: 92-04-23-000-404.000-009
Tax Description: S2 NW4 NW4 23-32-10 20A
Valuations: Land - \$none; Improvements - none; Exemptions - none.
Taxes for 2022 payable 2023: \$183.34 due May 10 was paid May 4; \$183.34 due November 10.
Taxes for the year 2023, a lien for an amount not yet due or payable.
Assessment for \$200.00 due November 10 on Ditch #149-000AB.
Possible future assessments on Ditches: #26-000A; #144-000A; #149-000A; #149-000AB; and #149-000B.
6. Possible easements for drainage ditches and tile drains.
7. Easements, or claims of easements, not shown by the public records.
8. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
9. Lack of access to public highway.
10. We have made judgment searches vs: BBBJ Green Farms, LLC; and found none.

C O N T I N U E D

PRELIMINARY TITLE

Schedule B-II Continued

File Number

Policy Number

NOTE: All recording references are to the Whitley County, Indiana, Recorder's Office.

NOTE: No search has been made for: notices of underground facilities; impact fee; utility bills and association dues.

NOTE: IC 27-7-3-22, Effective July 1, 2013, in a residential real estate transaction where a title policy is issued and the issuing title insurance company will also act as a settlement or closing agent, the company shall issue a closing protection letter to the lender, borrower, buyer and seller of the property. The cost of said letter is: Lender \$25.00; Borrower \$25.00; Buyer \$25.00 and Seller \$25.00. This coverage is required by statute.

NOTE: Effective July 1, 2021 the County Auditor will collect a \$20.00 fee for each deed filed and an additional \$10.00 for per parcel. IC 6-1.1-5.5-4

NOTE: Zoning issues/questions should be directed to the Whitley County Planning and Building Department as the title company does not guarantee Zoning.

PRELIMINARY TITLE

Schedule B-II

COMMITMENT

Tract II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
5. Taxes payable in the name of BBBJ Green Farms, LLC.
Tax Key Number: 92-04-22-000-103.000-009
Tax Description: S2 NE4 NE4 EX 1A EX 3A EX 2.37A 22-32-10 13.63A
Valuations: Land - \$17100; Improvements - none; Exemptions - none.
Taxes for 2022 payable 2023: \$129.02 due May 10 was paid May 4; \$129.02 due November 10.
Taxes for the year 2023, a lien for an amount not yet due or payable.
Assessment for \$127.55 due November 10 on Ditch #149-000AB.
Possible future assessments on Ditches: #26-000A; #73-098B; #144-000A; #149-000A; #149-000AB; #149-000B.
6. Possible easements for drainage ditches and tile drains.
7. Easements, or claims of easements, not shown by the public records.
8. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
9. Subject to legal right of way for Blue Lake Road.
10. We have made judgment searches vs: BBBJ Green Farms, LLC; and found none.
11. Easement in favor of Whitley County Rural Electric Membership Corporation, dated January 12, 1937 and recorded December 8, 1937 in Miscellaneous Record T, page 340.

C O N T I N U E D

PRELIMINARY TITLE

Schedule B-II Continued

File Number

Policy Number

NOTE: All recording references are to the Whitley County, Indiana, Recorder's Office.

NOTE: No search has been made for: notices of underground facilities; impact fee; utility bills and association dues.

NOTE: IC 27-7-3-22, Effective July 1, 2013, in a residential real estate transaction where a title policy is issued and the issuing title insurance company will also act as a settlement or closing agent, the company shall issue a closing protection letter to the lender, borrower, buyer and seller of the property. The cost of said letter is: Lender \$25.00; Borrower \$25.00; Buyer \$25.00 and Seller \$25.00. This coverage is required by statute.

NOTE: Effective July 1, 2021 the County Auditor will collect a \$20.00 fee for each deed filed and an additional \$10.00 for per parcel. IC 6-1.1-5.5-4

NOTE: Zoning issues/questions should be directed to the Whitley County Planning and Building Department as the title company does not guarantee Zoning.

PRELIMINARY TITLE

Schedule B-II

COMMITMENT

Tract III

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
5. Taxes payable in the name of BBBJ Green Farms, LLC.
Tax Key Number: 92-04-15-000-305.000-009
Tax Description: MID S PT EX 33A EX 2A EX 1A EX 5A 15-32-10 186.730A
Valuations: Land - \$232500; Improvements - none; Exemptions - none.
Taxes for 2022 payable 2023: \$1,754.21 due May 10 was paid May 4; \$1,754.21 due November 10.
Taxes for the year 2023, a lien for an amount not yet due or payable.
Assessment for \$70.03 due November 10 on Ditch #26-000A.
Assessment for \$71.14 due November 10 on Ditch #149-000A.
Assessment for \$90.55 due November 10 on Ditch #149-000AB.
Assessment for \$91.96 due November 10 on Ditch #427-000B.
Possible future assessments on Ditches: #26-000A; #144-000A; #149-000A; #149-000B; #149-000AB; and #427-000B.
6. Possible easements for drainage ditches and tile drains.
7. Easements, or claims of easements, not shown by the public records.
8. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
9. Subject to legal right of way for Blue Lake Road and Anderson Road.
10. We have made judgment searches vs: BBBJ Green Farms, LLC; and found none.

C O N T I N U E D

PRELIMINARY TITLE

Schedule B-II Continued

File Number

Policy Number

NOTE: All recording references are to the Whitley County, Indiana, Recorder's Office.

NOTE: No search has been made for: notices of underground facilities; impact fee; utility bills and association dues.

NOTE: IC 27-7-3-22, Effective July 1, 2013, in a residential real estate transaction where a title policy is issued and the issuing title insurance company will also act as a settlement or closing agent, the company shall issue a closing protection letter to the lender, borrower, buyer and seller of the property. The cost of said letter is: Lender \$25.00; Borrower \$25.00; Buyer \$25.00 and Seller \$25.00. This coverage is required by statute.

NOTE: Effective July 1, 2021 the County Auditor will collect a \$20.00 fee for each deed filed and an additional \$10.00 for per parcel. IC 6-1.1-5.5-4

NOTE: Zoning issues/questions should be directed to the Whitley County Planning and Building Department as the title company does not guarantee Zoning.

PRELIMINARY TITLE

Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment. This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Continued on back page

Issued through the Office of
Gates Land Title Corp.
232 W Van Buren St Ste 106
Columbia City IN 46725
260 244 5127


Authorized Signatory **Thomas J. Pugh**

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  President

Attest  Secretary

PRELIMINARY TITLE

T-310

340

#4192

Federal Land Bank

to

Whitley Co. R.E.M.C.

Filed Dec. 8th 1937 at 9 A.M.

EASEMENT FORM FOR TRIMMING TREES

State of Kentucky
Jefferson County

KNOW ALL MEN BY THESE PRESENTS:-That the Federal Land Bank of Louisville, a corporation, organized under the laws of the United State of America, with its principal office in the City of Louisville, and the State of Kentucky, for and in consideration of the sum of one dollar and other valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto said Whitley County Rural Electric Membership Corporation, its successors and assigns, an easment to enter upon the property hereinafter described, for the purpose, and the right to trim trees thereon insofar as the same may, in the discretion of Whitley County R.E.M.C. be necessary to keep the same from interfering with the line or lines for the transmission or distribution of electric energy which are to be built along the county highway adjacent to the north side of said property being described as follows: The north half of the north-east quarter of Section 22, Township 32, Range 10. Indiana-7- Whitley

The grantor reserve the use of the above described land not inconsistent with this grant. The grantee shall and will indemnify and save the grantor harmless from any and all damages, injuries, losses, claims, demands or costs proximately caused by the fault culpability or negligence of the grantee in the construction, maintenance and operation of said transmission line or lines, and the structures and appurtenances connected therewith over, across and along the above described real estate.

Access to the above described land over and adjoining lands of the grantor is hereby granted when necessary, but where a public highway adjoins the land above described then access shall be from such highway. Any damages to the crops, fences, or buildings

of the grantor, on lands of the grantor, adjoining the premises above described, done by the grantee in the construction, maintenance lines, structures and appurtenances shall be promptly paid for by the grantee. The grantee may cut or trim trees, or other perennial growth growing upon or extending over said land, or which are so situated on adjoining lands as to be a source of danger to the conductors and equipment of the grantee, located on the right-of-way, so far as may be reasonably necessary to the construction, maintenance and operation of said line or lines.

Together with the right to enter upon said property and to trim any trees along said line or lines wherever the same may be necessary in order to erect, construct, operate, maintain, service, repair, or reconstruct said lines free and clear from obstruct long.

To have and to hold said easment, together with all and singular the rights and privileges pertaining thereto, unto said Whitley County Rural Electric Membership Corporation, its successors and assign forever.

Said grantors covenant and warrant that they are lawfully seized and possessed of all of the property described above, that they have good right and lawful authority to convey said easment for the purposes herein expressed, and said grantors for themselves their heirs, executors, administrators, and assigns, covenant that they will forever warrant and defend said easment against any and all claims and demands whatsoever.

Witness our hands and seals this 12th day of January, 1937

The Federal Land Bank of Louisville
Myron Grigg
Vice President

Attest: (Corporate Seal)
E. B. Rogers
Assistant Secretary

ACKNOWLEDGMENT

State of Kentucky, Jefferson County, SS:

Before me, a Notary Public personally appeared Myron Grigg Vice President and E. B. Rogers Assistant Secretary of Federal Land Bank of Louisville, this 12th day of January, 1937 and acknowledged the execution of the foregoing easment.

Joseph M. Ryan
Notary Public

(SEAL)

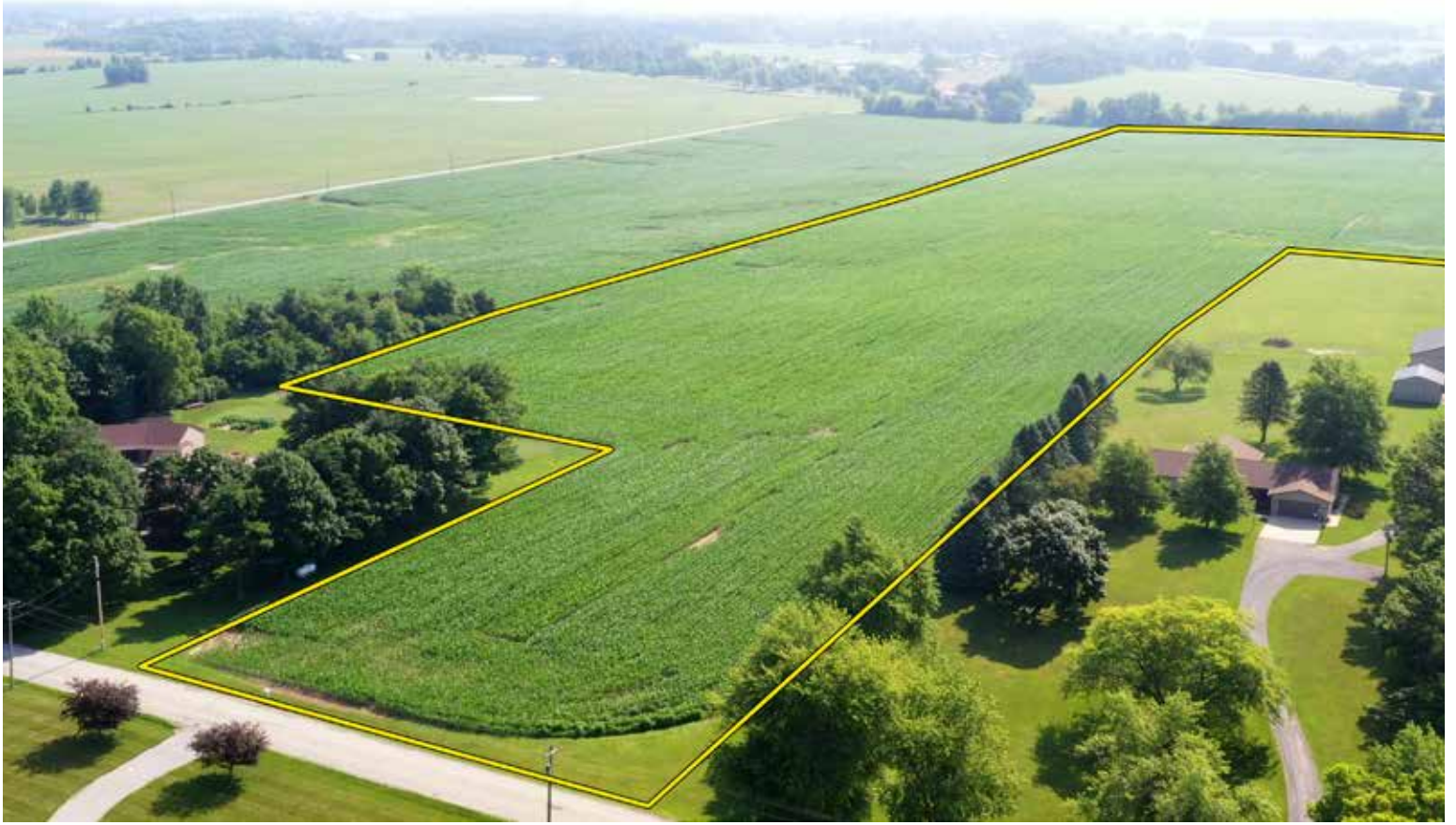
My commission expires 4-20-38

Albert Bordner-----Recorder



PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



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

