

Steuben County, Angola, IN

Real Estate AUCTION

30± acres
Offered in 7 Tracts
Including 3 Waterfront Lots on Fox Lake

Angola Middle School

Angola High School

- Angola Development Potential
- 3 Tracts with Water & Sewer
- 5 Tracts located on US 20
- 2 Homes located across from High School
- Great Opportunity for Future Appreciation
- Investigate the Potential

SCHRADER
THE ORIGINAL MULTI-TRACT AUCTIONS

- TIMED ONLINE ONLY
- VIRTUAL AUCTIONS
- LIVE WITH ONLINE

INFORMATION Booklet

Tuesday, **DECEMBER 12** at 6:00pm
held at the American Legion Post #31, Angola • Online Bidding Available

800.451.2709 • SchraderAuction.com

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

Auction Managers: GENE KLINGAMAN • 260.229.2401 & DREW LAMLE • 260.609.4926



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

800.451.2709 | 260.244.7606

www.schraderauction.com

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BOOKLET INDEX



Real Estate Auction Registration Forms

Location Map

Tract Map

TRACTS 1-3

- Tract/Home Descriptions & Tax Information
- Tract Map
- Tract Photos
- County Property Information
- Sign "Billboard" Lease Agreement
- Disclosure Forms

TRACTS 4-6

- Tract Descriptions & Tax Information
- Tract Map
- Tract Photos
- County Property Information
- Recorded Affidavit
- Soils Map & Productivity Information
- Topography Maps
- Flood Zone Maps
- Sewer Line Map

TRACT 7

- Tract Description & Tax Information
- Tract Map
- Tract Photos
- County Property Information

Auction Terms



BIDDER PRE-REGISTRATION FORM

TUESDAY, DECEMBER 12, 2023
30± ACRES – ANGOLA, 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, December 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
30± Acres • Steuben County, Indiana
Tuesday, December 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, December 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, December 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 MAP

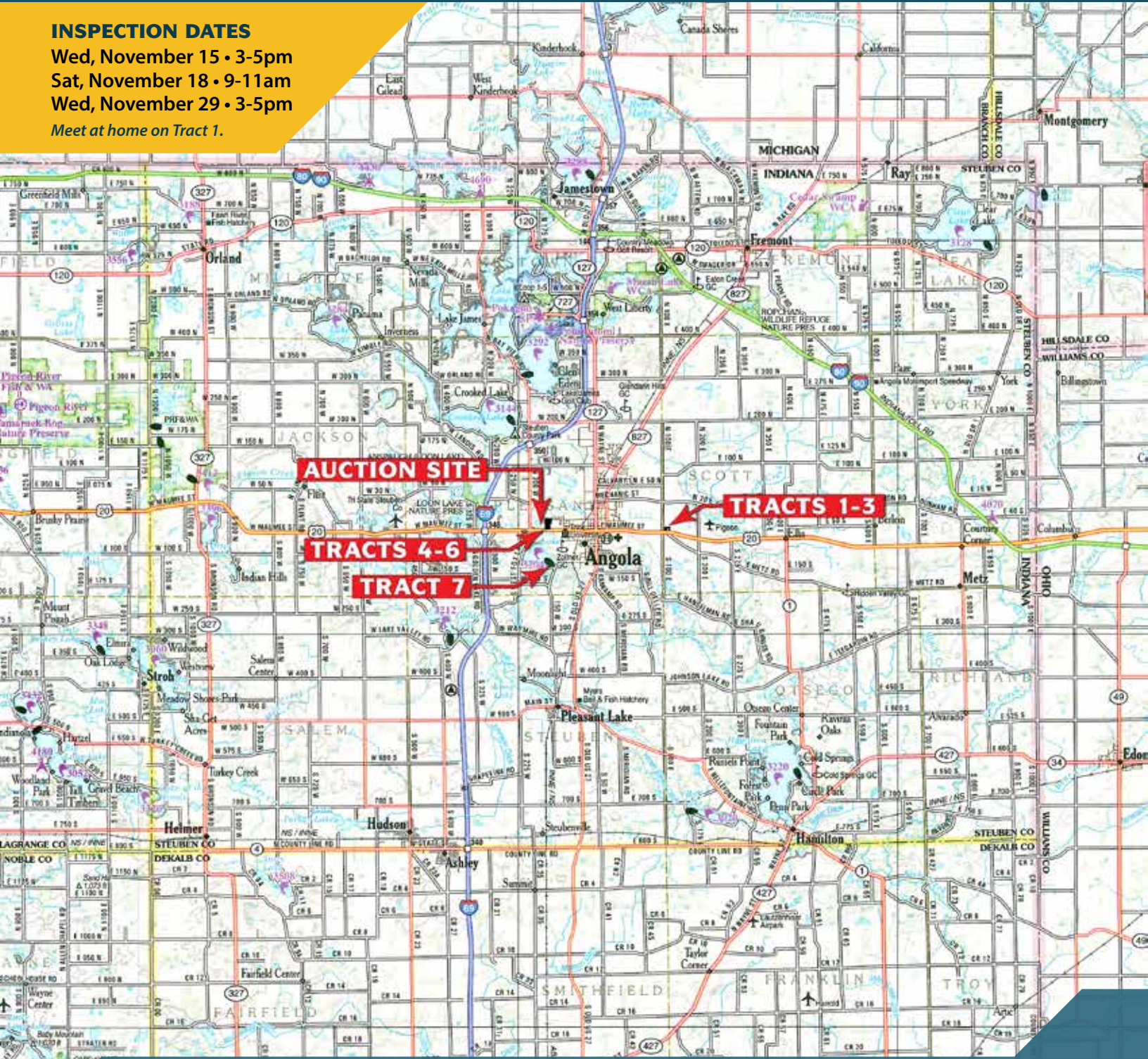
INSPECTION DATES

Wed, November 15 • 3-5pm

Sat, November 18 • 9-11am

Wed, November 29 • 3-5pm

Meet at home on Tract 1.



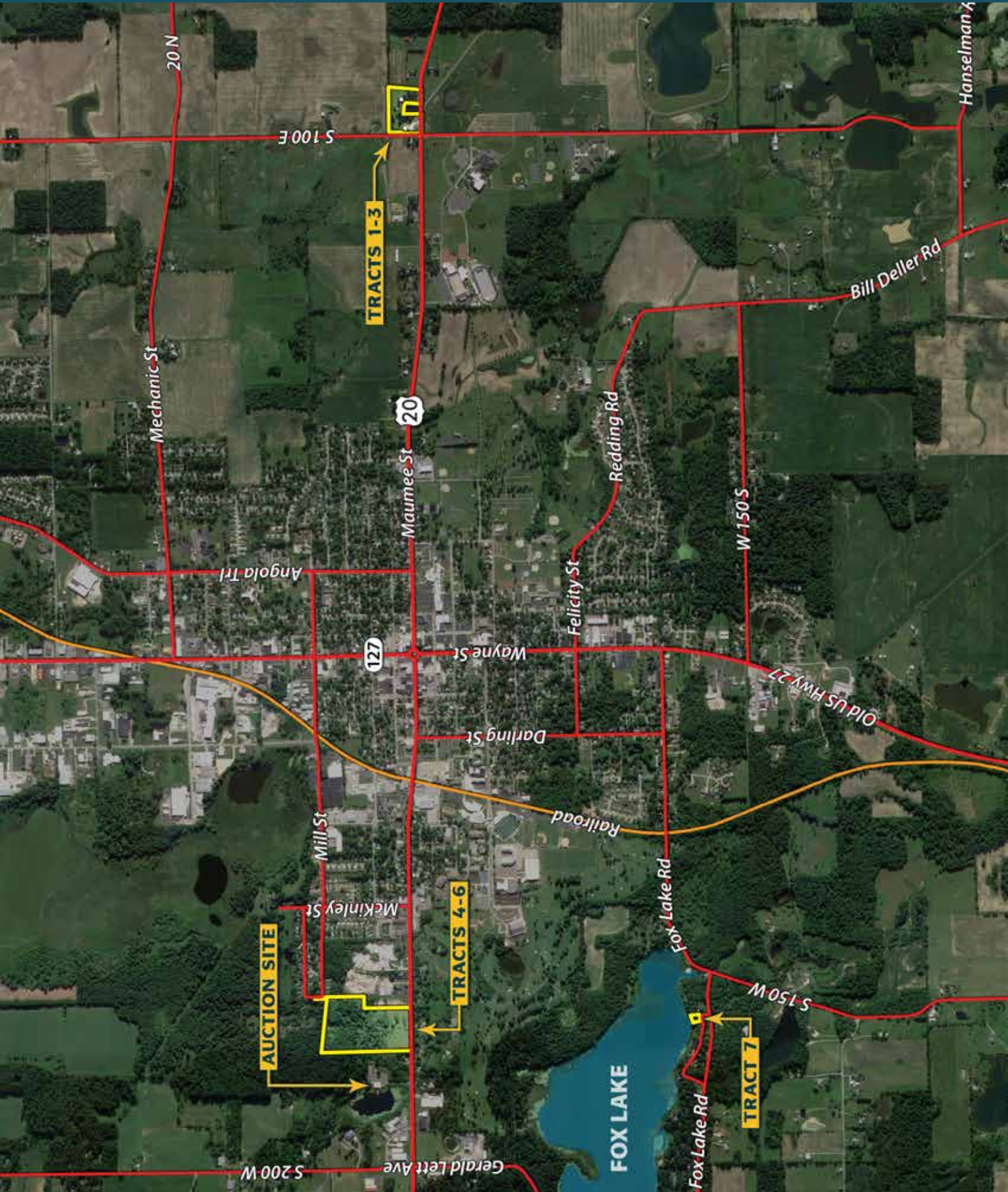
Property Location:

- TRACT 1:** 1082 E US Hwy 20, Angola, IN
- TRACT 2:** 1040 E US Hwy 20, Angola, IN
- TRACT 3:** Adjacent to Tract 2 on Co Rd 100 E
- TRACTS 4-6:** Located 1 mile west of the Circle in Angola
- TRACT 7:** Fox Lake Lots on Lane 120 Fox Lake watch for signs (on Southeast Corner of Fox Lake)

Auction Location: American Legion Post 31
1760 W Maume St (US Hwy 20), Angola, IN 46703

Tuesday, **DECEMBER 12** *at 6:00pm*
held at the American Legion Post #31, Angola • Online Bidding Available

TRACT MAP



TRACTS 1-3

Real Estate AUCTION

30± acres Offered in 7 Tracts

TRACTS 1-3



TRACT 1: 3.9± acres with 1,272 sq ft Ranch Style home with 24'x30' attached garage. The tract also includes a 45'x48'x12' pole type building with 3 overhead doors, 12' wide by 10-1/2' high, service door, heater and floor drains. A scenic drive thru the mature hard trees plus a large lawn area makes this home in a quite serene setting. Located across US Hwy 20 from the High School. Gorgeous setting in an excellent location.

TRACT 2: 1.8± acres (Zoned C-1) with frontage on US Hwy 20 & Co Rd 100 E. This is a unique tract featuring 1,200 sq ft home with 24'x28' attached garage plus a 40'x64' pole type building insulated, heated and bathroom. This building was utilized as a retail building until recently. Excellent opportunity for future business opportunities. This tract also has \$5,000 income per year for sign rental. Homeowners or investors don't miss this unique opportunity to purchase property with income potential in an excellent location.

TRACT 3: 1.4± acres with frontage on Co Rd 100 E. Located near the High School and accented with hardwood trees makes this a potential one-of-a-kind building site.

TAXES		
TRACT	2021	2022
1	\$1,294.74	\$1,372.56
2	\$1,002.48	\$1,080.08
3	\$303.10	\$312.14

HOME DESCRIPTIONS

TRACT 1: This home has a 21' X 25' living area including the kitchen with Oak Wood Cabinets, tile flooring, track lighting with ceiling fan, dining area and living room. 9 1/2' X 14 1/2' bedroom carpeted with walk in cedar lined closet 5' X 5 1/2' plus a 12 1/2' X 14 1/2' master bedroom featuring attached bathroom with tub & shower plus large closet area. Screened in porch 8' X 12', Utility room 9 1/2' X 11 1/2' with sink & stool plus a 5 1/2' X 6 1/2' area for washer & dryer. Trane XR90 natural gas furnace, natural gas water heater and Kinetico water softener. 2 car finished garage. 45' X 48' X 12' Pole building with 3 overhead doors, 12' wide by 10 1/2' high, service door, water, heated and floor drains.

TRACT 2: This home features a 11 1/2' x 18 1/2' carpeted living room, 10 1/2' X 11 1/2' carpeted dining room, 11 1/2' X 15 1/2' carpeted sunroom, 12' X 13' kitchen with laminate flooring plus ceiling fans, 11' X 13' carpeted bedroom with 2 closets, 11' X 13' carpeted bedroom with closet, 7 1/2' X 11 utility room, 2 car garage, furnace is in the crawlspace. 40' X 64' Pole building with 24' X 40' addition. This building features concrete floor, heated, insulated plus fluorescent lighting. The 40' X 64' area is divided into 2 rooms with 10' X 10' overhead door connecting the 2 rooms. One area is 24' X 40' and the other area is 40' X 40'.



Tuesday, **DECEMBER 12** at 6:00pm
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TRACT 1



TRACT 1



TRACTS 2-3



TRACTS 2-3



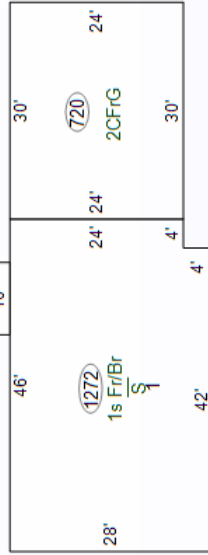


COUNTY PROPERTY INFORMATION

TRACT 1

76-07-30-000-008-000-016 DELLER RONALD K LIVING TRU 1082 E US HIGHWAY 20 511, 1 Family Dwell - Unplatted (0 to 9.9 AGR/RURAL RES - HOMES 2/2

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	Full Bath	2 6
Story Height	1	Half Bath	0 0
Style	N/A	Kitchen Sinks	1 1
Finished Area	1272 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
Floor Finish		Total	4 8
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Accommodations	
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Bedrooms	2
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Living Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Dining Rooms	0
<input type="checkbox"/> Parquet		Family Rooms	0
Wall Finish		Total Rooms	6
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Heat Type	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Central Warm Air	
<input type="checkbox"/> Fiberboard		Roofing	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Tile



Description	Area	Value
Porch, Enclosed Frame	70	\$6,100

Cost Ladder	Base	Finish	Value	Totals
1 91A	1272	1272	\$94,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1272	0	\$0	
Adjustments				Total Base
Unfin Int (-)				\$94,900
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)		1:1272		\$3,300
No Elec (-)				\$0
Plumbing (+ / -)		8 - 5 = 3 x \$800		\$2,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$100,600
Sub-Total, 1 Units				
Exterior Features (+)		\$6,100		\$106,700
Garages (+) 720 sqft		\$20,700		\$127,400
Quality and Design Factor (Grade)				0.95
Location Multiplier				0.93
Replacement Cost				\$112,558

Specialty Plumbing		Description	Count	Value

Summary of Improvements															
Description	Res Eligibl	Story Height	Year Built	Year Age	Eff Co	Base Rate	Adj Rate	RCN	Size	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkrt	Improv Value
1: Single-Family R 01	100%	1	1988	1988	35 A	\$16.85	0.93	\$112,558	1,272 sqft	26%	\$83,290	0%	100%	1.510	\$125,800
2: Barn, Pole (T3) R 01	100%	1	1972	1972	51 A	\$16.85	0.93	\$30,935	44' x 46' x 12'	65%	\$10,830	0%	100%	1.000	\$10,800

Total all pages \$136,600 Total this page \$136,600

COUNTY PROPERTY INFORMATION

TRACT 2

76-07-30-000-005-000-016

DELLER & DELLER INC

1040 E US HIGHWAY 20

511, 1 Family Dwell - Unplatted (0 to 9.9

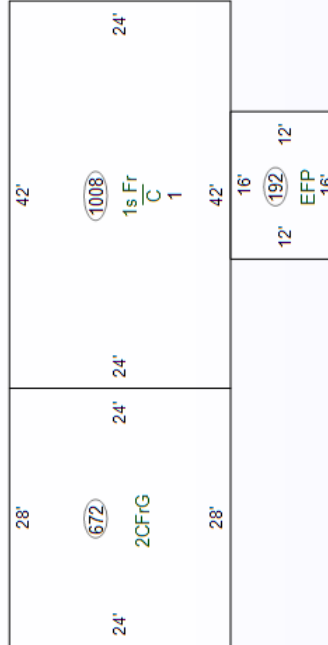
AGRI/RURAL RES - HOMES

2/4

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	1	3
Story Height	1	0	0
Style	N/A	1	1
Finished Area	1008 sqft	1	1
Make		0	0
Floor Finish		3	5
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile		
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet		
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		
<input type="checkbox"/> Parquet			
Wall Finish			
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	

Accommodations	
Bedrooms	0
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	0
Heat Type	
Central Warm Air	

Exterior Features	
Description	Area
Porch, Enclosed Frame	192
	Value
	\$10,500



Cost Ladder		
Floor Constr	Base	Finish
1 1Fr	1008	1008
2		
3		
4		
1/4		
1/2		
3/4		
Attic		
Bsmt		
Crawl	1008	0
Slab		
	Total Base	Value
	1 Row Type Adj. x 1.00	\$80,500

Adjustments	1 Row Type Adj. x 1.00	Total Base
Unfin Int (-)		\$86,300
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
	Sub-Total, One Unit	\$86,300
	Sub-Total, 1 Units	\$86,300
Exterior Features (+)	\$10,500	\$96,800
Garages (+) 672 sqft	\$19,600	\$116,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.93	
	Replacement Cost	\$97,427

Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
\$48,710	0%	100%	1.510	\$73,600

Norm Dep	RCN	Size	Count	Value
50%	\$97,427	1,008 sqft		

Summary of Improvements				
Description	Year Built	Eff Co	Base Rate	Adj Rate
1: Single-Family R 01	1974	49 F	0.93	

Specialty Plumbing	
Description	Value

Summary of Improvements	
Year Built	1974
Eff Co	49 F
Base Rate	0.93
Adj Rate	

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Co	Base Rate	Adj Rate	RCN	Size	Count	Value
1: Single-Family R 01	100%	1	Wood Frame	D+2	1974	49 F	0.93		\$97,427	1,008 sqft		

Summary of Improvements	
Year Built	1974
Eff Co	49 F
Base Rate	0.93
Adj Rate	

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Year Built	1974
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Base Rate	0.93
Adj Rate	

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Eff Co	49 F
Base Rate	0.93
Adj Rate	

Summary of Improvements	
Year Built	1974
Eff Co	49 F
Base Rate	0.93

COUNTY PROPERTY INFORMATION

TRACT 2

76-07-30-000-005-000-016 **DELLER & DELLER INC** 1040 E US HIGHWAY 20 511, 1 Family Dwell - Unplatted (0 to 9.9 AGR/RURAL RES - HOMES 3/4

General Information

Occupancy C/I Building **Pre. Use** GCK
 Description C/I Building C 01 **Pre. Framing** Pole Frame
 Story Height 1 **Pre. Finish** Finished Open
 Type N/A **# of Units** 0

SB **B** **1** **U**
 Wall Type 1:2(208')
 Heating 2560 sqft
 A/C

Sprinkler

PAR 208'
 # of Units / AC 0 / N
 Avg Unit sz/dpth 2

Plumbing RES/CI

TF **#** **TF**
 Full Bath 0 0 0 0
 Half Bath 0 0 1 2
 Kitchen Sinks 0 0 0

Water Heaters

0 0 0 0

Add Fixtures

0 0 0 0

Total

0 0 1 2

Roofing

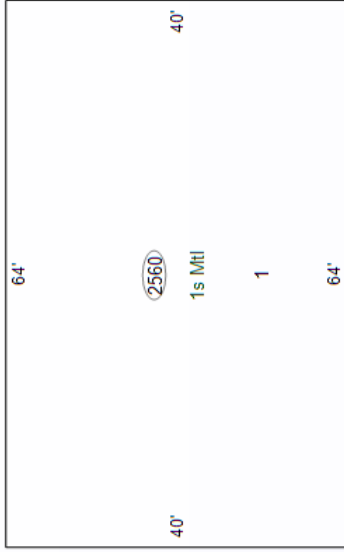
Built Up Tile Metal
 Wood Asphalt Slate
 Other

GCK Adjustments

Low Prof Ext Sheat Insulatio
 SteelGP AluSR Int Liner
 HGSR PPS Sand Pnl

Exterior Features

Description **Area** **Value**



Floor/Use Computations

Pricing Key GCK
 Use GCK
 Use Area 2560 sqft
 Area Not in Use 0 sqft
 Use % 100.0%
 Eff Perimeter 208'
 PAR 8
 # of Units / AC 0 / N
 Avg Unit sz/dpth 2

Special Features

Description **Value** **Description** **Value**

Racquetball/Squash \$0
 Theater Balcony \$0
 Plumbing \$3,200
 Other Plumbing \$0
 Special Features \$0
 Exterior Features \$0

Building Computations

Sub-Total (all floors) \$132,250
 Racquetball/Squash \$0
 Theater Balcony \$0
 Plumbing \$3,200
 Other Plumbing \$0
 Special Features \$0
 Exterior Features \$0

Other Plumbing

Garages \$0
 Fireplaces \$0
Sub-Total (building) \$135,450
 Quality (Grade) \$1
 Location Multiplier 0.93
Repl. Cost New \$125,968

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkrt	Improv Value
1: C/I Building C 01	0%	1	Metal	C	1970	53	F	\$2.81	0.93	\$2.61	2,560 sqft	\$125,968	80%	\$25,190	0%	100%	1,000	\$25,200
2: Paving	0%	1	Asphalt	C	1990	33	F	\$2.81	0.93	\$2.61	4,800 sqft	\$12,544	80%	\$2,510	0%	100%	1,000	\$2,500
3: Utility Shed	0%	1	SV	C	2000	23	A	\$2.81	0.93	\$2.61	8'x8'		55%		0%	100%	1,000	\$100

Total all pages \$108,200 Total this page \$27,800

COUNTY PROPERTY INFORMATION

TRACT 2

76-07-30-000-005-000-016 **DELLER & DELLER INC** 1040 E US HIGHWAY 20 **511, 1 Family Dwell - Unplatted (0 to 9.9 AGR/RURAL RES - HOMES** 4/4

General Information

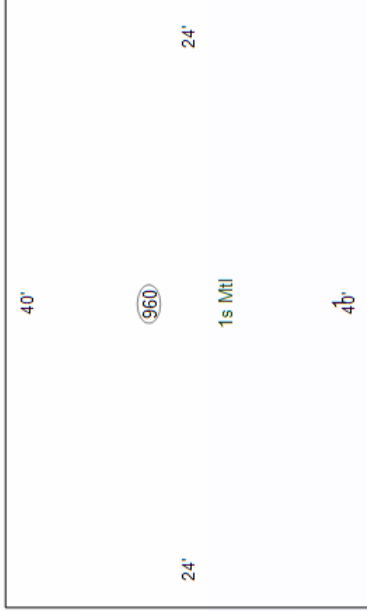
Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	1:2(128')		
Heating	960 sqft		
A/C			

Sprinkler	
-----------	--

Plumbing RES/CI		Roofing	
#	TF		
Full Bath	0	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile <input type="checkbox"/> Metal
Half Bath	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Kitchen Sinks	0	<input type="checkbox"/> Other	
Water Heaters	0	GCK Adjustments	
Add Fixtures	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat
Total	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> Insulatio
		<input type="checkbox"/> HGSR	<input type="checkbox"/> Int Liner
		<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Description	Area	Value
-------------	------	-------



Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	960 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	128'
PAR	13
# of Units / AC	0 / N
Avg Unit sz/dpth	
Floor	1
Wall Height	8'
Base Rate	\$36.84
Frame Adj	\$0.00
Wall Height Adj	(\$3.30)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$36.84
BPA Factor	1.00
Sub Total (rate)	\$36.84

Interior Finish	\$4.45
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$37.99
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$36,467

Building Computations

Sub-Total (all floors)	\$36,467	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$36,467
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.93
Special Features	\$0	Repl. Cost New	\$33,915
Exterior Features	\$0		

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value	
1: C/I Building	0%	1	Metal	C	1970	1970	53 F	0.93	0.93		960 sqft	\$33,915	80%	\$6,780	0%	100%	1.000	1.000	\$6,800

Total all pages \$108,200 Total this page \$6,800

COUNTY PROPERTY INFORMATION

TRACT 3

76-07-30-000-004.000-016

76-07-30-000-004.000-016

76-07-30-000-004.000-016

76-07-30-000-004.000-016

76-07-30-000-004.000-016

General Information
Parcel Number
 76-07-30-000-004.000-016
Local Parcel Number
 073000000400019
Tax ID:

Routing Number

Property Class 599
 Other Residential Structures
Year: 2023

Location Information
County
 Steuben
Township
 SCOTT TOWNSHIP
District 016 (Local 19)
 SCOTT TOWNSHIP
School Corp 7615
 M.S.D. STEUBEN COUNTY
Neighborhood 191006
 AGR/RURAL RES - HOMESTES

Section/Plat
 30-000
Location Address (1)
 520 S 100 E
 ANGOLA, IN 46703

599, Other Residential Structures

520 S 100 E

DELLER RONALD K LIVING TRU

DELLER RONALD K LIVING TRU

DELLER RONALD K LIVING TRU

Ownership
 DELLER RONALD K LIVING TRU R
 840 S 200 E
 ANGOLA, IN 46703

Transfer of Ownership
Date
 02/23/2012
 02/23/2012
 06/05/2009
 12/16/2002
 01/01/1900

Owner
 DELLER RONALD K L
 DELLER RONALD K L
 DELLER RONALD K &
 RODRIGUEZ CANO
 RYAN GEORGE S

Doc ID
 12030325
 12030326
 09060447
 02120888
 /

Adj Sale Price
 \$0
 \$0
 \$47,500
 \$37,500
 \$0

Legal
 NW PT SW FR1/4 SEC 30 1.368A

Assessment Year
 2023

Reason For Change
 Reclass
 07/05/2023

As Of Date
 04/13/2023

Valuation Method
 Indiana Cost Mod

Equalization Factor
 1.0000

Notice Required

Land
 Land Res (1)
 Land Non Res (2)
 Land Non Res (3)

Improvement
 Imp Res (1)
 Imp Non Res (2)
 Imp Non Res (3)

Total
 Total Res (1)
 Total Non Res (2)
 Total Non Res (3)

Land Pricing Soil
 Type Method ID
 91 A

Act Front.
 0

Size Factor
 1.0000

Rate
 \$31,460

Adj. Rate
 \$31,460

Ext. Value
 \$31,460

Infl. %
 0%

Res Market Elig %
 100%

Factor
 1.0000

Value
 \$31,460

Base Lot: Res 0' X 0', CI 0' X 0'
Rate
 \$6,600

Adj. Rate
 \$6,600

Ext. Value
 \$2,429

Infl. %
 0%

Res Market Elig %
 0%

Factor
 1.0000

Value
 \$2,430

Land Computations
 Calculated Acreage 1.37
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 1.37
 81 Legal Drain NV 0.00
 82 Public Roads NV 0.00
 83 UJT Towers NV 0.00
 9 Homesite 1.00
 91/92 Acres 0.37
 Total Acres Farmland 0.00
 Farmland Value \$0
 Measured Acreage 0.00
 Avg Farmland Value/Acre 0.0
 Value of Farmland \$0
 Classified Total \$0
 Farm / Classified Value \$0
 Homesite(s) Value \$31,500
 91/92 Value \$2,400
 Supp. Page Land Value
 CAP 1 Value \$31,500
 CAP 2 Value \$2,400
 CAP 3 Value \$0
Total Value \$33,900

Land Data (Standard Depth: Res 120', CI 120'
Base Lot: Res 0' X 0', CI 0' X 0'
Act Front.
 0
Size Factor
 1.00
Rate
 \$31,460
Adj. Rate
 \$31,460
Ext. Value
 \$31,460
Infl. %
 0%
Res Market Elig %
 100%
Factor
 1.0000
Value
 \$31,460

Topography
 Level
Flood Hazard
 ERA
Public Utilities
 Electricity
Streets or Roads
 Unpaved
Neighborhood Life Cycle Stage
 Other

Data Source N/A
Collector
Appraiser

Review Group 2024
 Saturday, July 8, 2023
 Printed

SIGN "BILLBOARD" LEASE

TRACT 2



This Instrument Prepared By:
James R. McIlwain
5321 Corporate Boulevard
Baton Rouge, LA 70808

Lease No: 454-02726-01

X Renewal Lease

SIGN LOCATION LEASE

THIS LEASE AGREEMENT, made this 2nd day of October, 2023., by and between:

Deller & Deller Inc.

(hereinafter referred to as "Lessor") and **THE LAMAR COMPANIES** (hereinafter referred to as "Lessee"), provides

WITNESSETH

"LESSOR hereby leases to LESSEE, its successors or assigns, as much of the hereinafter described lease premises as may be necessary for the construction, repair and relocation of an outdoor advertising structure ("sign"), including necessary structures, advertising devices, utility service, power poles, communications devices and connections, with the right of access to and egress from the sign by LESSEE'S employees, contractors, agents and vehicles and the right to survey, post, illuminate and maintain advertisements on the sign, and to modify the sign to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by local and state law, and to maintain telecommunications devices or other activities necessary or useful in LESSEE'S use of the sign. Any discrepancies or errors in the location and orientation of the sign or payments are deemed waived by LESSOR upon LESSOR'S acceptance of the first rental payment due after the construction of the sign.

The premises are a portion of the property located in the County of Steuben County, State of Indiana, more particularly described as:

Lessee's Approximate Location Description: US20 E. @ CR100 E.
Parcel Identification Number(s): 07-30-000-005.000-19
Municipal Address: 1040 E. US 20 Angola
(See attached Exhibit A for a description of the leased premises)

1. This Lease shall be for a term of One (1) year commencing 9.30.2023 ("commencement date").

LESSEE may renew this Lease, for an additional term upon renegotiating and Lessor signing an updated Lease agreement. Said renewal term shall automatically go into effect unless LESSEE shall give to LESSOR written notice of non-renewal at least sixty (60) days prior to the expiration of the original term. After the original and any renewal term of this lease, it shall continue from year to year unless either party shall give the other party written notice of non-renewal at least sixty (60) days prior to the expiration of the then-current term. If and when structure is removed, Lessee shall be responsible to remove sign structures foundation and return the ground to its original condition.

2. LESSEE shall pay to LESSOR an annual rental of Five Thousand (\$5,000.00) Dollars, payable annually in advance in equal installments of Five Thousand (\$5,000.00) Dollars each, with the first installment due upon commencement. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by LESSOR, whether or not actually received by LESSOR. Should LESSEE fail to pay rent or perform any other obligation under this lease within thirty (30) days after such performance is due, LESSEE will be in default under the lease. In the event of such default, LESSOR must give LESSEE written notice by certified mail and allow LESSEE thirty (30) days thereafter to cure any default.

3. LESSOR agrees not to erect or allow any other off-premise advertising structure(s), other than LESSEE'S, on property owned or controlled by LESSOR within two thousand (2000) feet of LESSEE'S sign. LESSOR further agrees not to erect or allow any other obstruction of highway view or any vegetation that may obstruct the highway view of LESSEE'S sign. LESSEE is hereby authorized to remove any such other advertising structure, obstruction or vegetation at LESSEE'S option.

4. LESSEE may terminate this lease upon giving thirty (30) days written notice in the event that the sign becomes entirely or partially obstructed in any way or in LESSEE'S opinion the location becomes economically or otherwise unfeasible. LESSEE is

SIGN "BILLBOARD" LEASE

TRACT 2

not aware of any recorded or unrecorded rights, servitudes, easements, subdivision or building restrictions, or agreements affecting the premises that prohibit the erection, posting, painting, illumination or maintenance of the sign. LESSOR acknowledges that the terms and conditions of this agreement are confidential and proprietary and shall not be disclosed to any third-party without the written consent of LESSEE.

7. In the event of any change of ownership of the property herein leased, LESSOR agrees to notify LESSEE promptly of the name, address, and phone number of the new owner, and LESSOR further agrees to give the new owner formal written notice of the existence of this lease and to deliver a copy thereof to such new owner at or before closing. In the event that LESSEE assigns this lease, assignee will be fully obligated under this Lease and LESSEE will no longer be bound by the lease. This lease is binding upon the personal representatives, heirs, executors, successors, and assigns of both LESSEE and LESSOR.

8. In the event of condemnation of the subject premises or any part thereof by proper authorities, or relocation of the highway, the LESSOR grants to the LESSEE the right to relocate its sign on LESSOR'S remaining property adjoining the condemned property or the relocated highway. Any condemnation award for LESSEE'S property shall accrue to LESSEE.

9. LESSEE agrees to indemnify LESSOR from all claims of injury and damages to LESSOR or third parties caused by the installation, operation, maintenance, or dismantling of LESSEE'S sign during the term of this lease. LESSEE further agrees to repair any damage to the premises or property at the premises resulting from the installation, operation, maintenance, or dismantling of the sign, less ordinary wear and tear.

10. LESSOR agrees to indemnify LESSEE from any and all damages, liability, costs and expenses, including attorney's fees, resulting from any inaccuracy in or nonfulfillment of any representation, warranty or obligation of LESSOR herein.

~~11. If LESSOR desires to sell or otherwise transfer any interest in the property upon which the sign is situated, LESSOR grants LESSEE an option to purchase a perpetual easement (servitude) encompassing the sign and the access, utility service and visibility rights set forth herein. LESSEE must elect to exercise this option within thirty (30) days after written notification of LESSOR's desire to sell. LESSEE'S failure to exercise this option within said period shall be a waiver of this option. The price for such easement (servitude) shall be six (6) times the previous Lease year's annual rental paid by LESSEE pursuant to the terms hereof. Closing shall be within thirty (30) days of LESSEE'S exercise of this option.~~

~~12. Prior to LESSEE removing its sign, and for five (5) years after such removal, LESSOR grants LESSEE a first right of refusal to match any bona fide agreement of LESSOR with a third party for the purpose of permitting off premise outdoor advertising on any portion of the leased premises. LESSEE has seven (7) days after LESSOR provides to LESSEE a copy of such agreement executed by such third party to match the terms of such agreement.~~

13. If required by LESSEE, LESSOR will execute and acknowledge a memorandum of lease suitable for recordation. In addition to the foregoing, LESSOR authorizes and appoints LESSEE as LESSOR's agent, representative, and attorney in fact for the limited purpose of executing on behalf of LESSOR such memorandum of lease and any amended memoranda of lease that are necessary or desirable to correct, amend, or supplement any matter set forth in such memorandum. LESSOR further authorizes LESSEE to perform all acts that are incidental to or necessary for the execution and recordation of such memorandum or memoranda.

14. This Lease is NOT BINDING UNTIL ACCEPTED by the General Manager of a Lamar Advertising Company.

THE LAMAR COMPANIES, LESSEE:

BY: Michelle Millard

Michelle Millard (GM)

DATE: Oct 2, 2023

Deller & Deller Inc., LESSOR:

BY: Ronald Deller
Ronald Deller (Owner)

DATE: 10 / 3 / 2023

260-668-0660

Lessor's Telephone Number

rrdeller@gmail.com

Lessor's Email Address

REAL ESTATE SALES DISCLOSURE

TRACT 1



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

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

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

Property address (number and street, city, state, and ZIP code) 1082 E US Hwy 20 Angola IN 46705

1. The following are in the conditions indicated:

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

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

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

Signature of Seller Ronald K. Deller Date (mm/dd/yy) 11/13/2023 Signature of Buyer _____ Date (mm/dd/yy) _____
 Signature of Seller _____ Date (mm/dd/yy) _____ Signature of Buyer _____ Date (mm/dd/yy) _____

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

Signature of Seller (at closing) Ronald K. Deller Date (mm/dd/yy) 11/13/2023 Signature of Seller (at closing) _____ Date (mm/dd/yy) _____

REAL ESTATE SALES DISCLOSURE

TRACT 1

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

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			✓	Do structures have aluminum wiring?			✓
Does the roof leak?			✓	Are there any foundation problems with the structures?			✓
Is there present damage to the roof?			✓	Are there any encroachments?			✓
Is there more than one layer of shingles on the house?			✓	Are there any violations of zoning, building codes, or restrictive covenants?			✓
If yes, how many layers? _____				Is the present use a non-conforming use? Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Is the access to your property via a private road?		✓	
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			✓	Is the access to your property via a public road?	✓		
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			✓	Is the access to your property via an easement?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			✓	Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			✓
Explain:				Are there any structural problems with the building?			✓
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Have any substantial additions or alterations been made without a required building permit?			✓
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			✓
				Is there any damage due to wind, flood, termites or rodents?			✓
				Have any structures been treated for wood destroying insects?			✓
				Are the furnace/woodstove/chimney/flue all in working order?			✓
				Is the property in a flood plain?			✓
				Do you currently pay flood insurance?		✓	
				Does the property contain underground storage tank(s)?			✓
				Is the homeowner a licensed real estate salesperson or broker?			✓
				Is there any threatened or existing litigation regarding the property?			✓
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			✓
				Is the property located within one (1) mile of an airport?			✓

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

Signature of Seller <i>Ronald R. Della</i>	Date (mm/dd/yy) 11/13/2023	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

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

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

REAL ESTATE SALES DISCLOSURE

TRACT 2



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

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

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

Property address (number and street, city, state, and ZIP code) 1040 E US Hwy 20 Angola IN 46703

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System				<input checked="" type="checkbox"/>	Cistern				<input checked="" type="checkbox"/>	
Clothes Dryer				<input checked="" type="checkbox"/>	Septic Field / Bed				<input checked="" type="checkbox"/>	
Clothes Washer				<input checked="" type="checkbox"/>	Hot Tub				<input checked="" type="checkbox"/>	
Dishwasher				<input checked="" type="checkbox"/>	Plumbing				<input checked="" type="checkbox"/>	
Disposal				<input checked="" type="checkbox"/>	Aerator System				<input checked="" type="checkbox"/>	
Freezer				<input checked="" type="checkbox"/>	Sump Pump				<input checked="" type="checkbox"/>	
Gas Grill				<input checked="" type="checkbox"/>	Irrigation Systems				<input checked="" type="checkbox"/>	
Hood				<input checked="" type="checkbox"/>	Water Heater / Electric				<input checked="" type="checkbox"/>	
Microwave Oven				<input checked="" type="checkbox"/>	Water Heater / Gas		<input checked="" type="checkbox"/>			
Oven				<input checked="" type="checkbox"/>	Water Heater / Solar				<input checked="" type="checkbox"/>	
Range				<input checked="" type="checkbox"/>	Water Purifier				<input checked="" type="checkbox"/>	
Refrigerator				<input checked="" type="checkbox"/>	Water Softener				<input checked="" type="checkbox"/>	
Room Air Conditioner(s)				<input checked="" type="checkbox"/>	Well			<input checked="" type="checkbox"/>		
Trash Compactor				<input checked="" type="checkbox"/>	Septic & Holding Tank/Septic Mound				<input checked="" type="checkbox"/>	
TV Antenna / Dish				<input checked="" type="checkbox"/>	Geothermal and Heat Pump				<input checked="" type="checkbox"/>	
Other:					Other Sewer System (Explain)				<input checked="" type="checkbox"/>	
					Swimming Pool & Pool Equipment				<input checked="" type="checkbox"/>	
								Yes	No	Do Not Know
					Are the structures connected to a public water system?					<input checked="" type="checkbox"/>
					Are the structures connected to a public sewer system?					<input checked="" type="checkbox"/>
					Are there any additions that may require improvements to the sewage disposal system?					<input checked="" type="checkbox"/>
					If yes, have the improvements been completed on the sewage disposal system?					<input checked="" type="checkbox"/>
					Are the improvements connected to a private/community water system?					<input checked="" type="checkbox"/>
					Are the improvements connected to a private/community sewer system?					<input checked="" type="checkbox"/>
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier				<input checked="" type="checkbox"/>	Attic Fan				<input checked="" type="checkbox"/>	
Burglar Alarm				<input checked="" type="checkbox"/>	Central Air Conditioning				<input checked="" type="checkbox"/>	
Ceiling Fan(s)				<input checked="" type="checkbox"/>	Hot Water Heat				<input checked="" type="checkbox"/>	
Garage Door Opener / Controls			<input checked="" type="checkbox"/>		Furnace Heat / Gas		<input checked="" type="checkbox"/>			
Inside Telephone Wiring and Blocks / Jacks				<input checked="" type="checkbox"/>	Furnace Heat / Electric				<input checked="" type="checkbox"/>	
Intercom				<input checked="" type="checkbox"/>	Solar House-Heating				<input checked="" type="checkbox"/>	
Light Fixtures				<input checked="" type="checkbox"/>	Woodburning Stove				<input checked="" type="checkbox"/>	
Sauna				<input checked="" type="checkbox"/>	Fireplace				<input checked="" type="checkbox"/>	
Smoke / Fire Alarm(s)				<input checked="" type="checkbox"/>	Fireplace Insert				<input checked="" type="checkbox"/>	
Switches and Outlets				<input checked="" type="checkbox"/>	Air Cleaner				<input checked="" type="checkbox"/>	
Vent Fan(s)				<input checked="" type="checkbox"/>	Humidifier				<input checked="" type="checkbox"/>	
60 / 400 200 Amp Service (Circle one)				<input checked="" type="checkbox"/>	Propane Tank				<input checked="" type="checkbox"/>	
Generator					Other Heating Source				<input checked="" type="checkbox"/>	

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

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

Signature of Seller <u>Ronald & Diller</u>	Date (mm/dd/yy) <u>11/23/2023</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

REAL ESTATE SALES DISCLOSURE

TRACT 2

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

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			✓	Do structures have aluminum wiring?			✓
Does the roof leak?			✓	Are there any foundation problems with the structures?			✓
Is there present damage to the roof?			✓	Are there any encroachments?			✓
Is there more than one layer of shingles on the house?			✓	Are there any violations of zoning, building codes, or restrictive covenants?			✓
If yes, how many layers? _____			✓	Is the present use a non-conforming use? Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			✓	Is the access to your property via a private road?		✓	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			✓	Is the access to your property via a public road?	✓		
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			✓	Is the access to your property via an easement?		✓	
Explain:				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
				Are there any structural problems with the building?			✓
				Have any substantial additions or alterations been made without a required building permit?			✓
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			✓
				Is there any damage due to wind, flood, termites or rodents?			✓
				Have any structures been treated for wood destroying insects?			✓
				Are the furnace/woodstove/chimney/flue all in working order?			✓
				Is the property in a flood plain?			✓
				Do you currently pay flood insurance?		✓	
				Does the property contain underground storage tank(s)?			✓
				Is the homeowner a licensed real estate salesperson or broker?		✓	
				Is there any threatened or existing litigation regarding the property?			✓
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			✓
				Is the property located within one (1) mile of an airport?	✓		✓

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

Signature of Seller <i>Bonnie K Della</i>	Date (mm/dd/yy) 11/13/2023	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

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

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

LEAD BASED PAINT DISCLOSURE

TRACT 2

Property address: 1040 E US Hwy 20 Angola IN 46703

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

Lead Warning Statement

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

Seller's Disclosure

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

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

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

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

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

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

Purchaser's Acknowledgment (initial)

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

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

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

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

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

Agent's Acknowledgment (initial)

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

Certification of Accuracy

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

<u>Ronald K Miller</u>	<u>11/13/2023</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date

TRACTS 4-6

Real Estate AUCTION

30± acres Offered in 7 Tracts

TRACTS 4-5



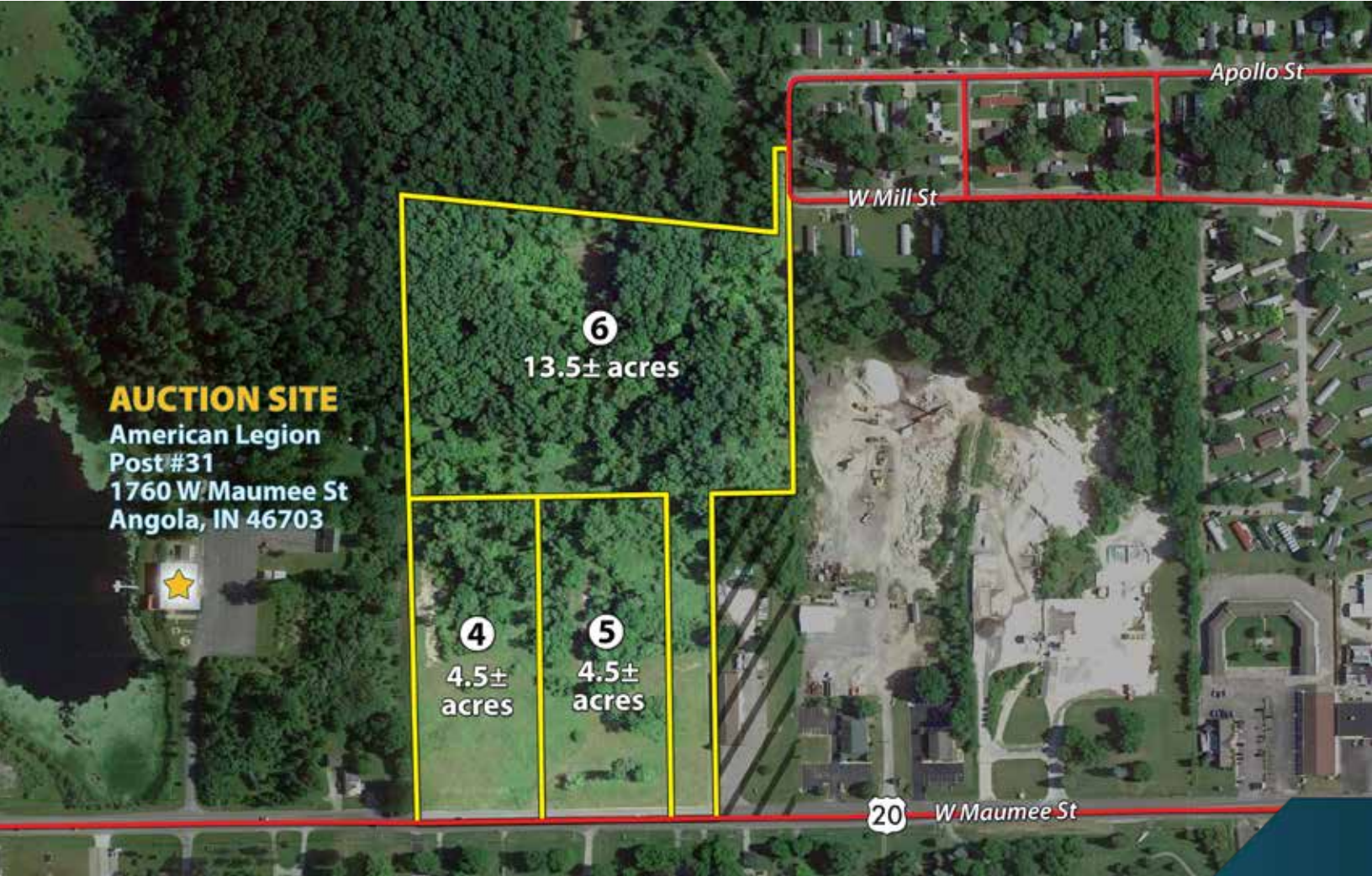
TRACT 3: 1.4± acres with frontage on Co Rd 100 E. Located near the High School and accented with hardwood trees makes this a potential one-of-a-kind building site.

TRACTS 4-5: 4.5± acres (Zoned C-1) with frontage on US Hwy 20. These tracts have both water and sewer. Investigate the development potential of these tracts.

TRACT 6: 13.5± acres (Zoned C-1) with 100' of frontage on US Hwy 20 and access from West Mill Street back site (North side of the property)

Combine Tracts 4, 5 & 6 for 22.5± acres of commercial property located between I-69 and downtown Angola off of US Hwy 20.

TAXES		
TRACT	2021	2022
4, 5 & 6	\$2,618.37	\$184.59



AUCTION SITE
 American Legion
 Post #31
 1760 W Maumee St
 Angola, IN 46703

Tuesday, DECEMBER 12 at 6:00pm
 held at the American Legion Post #31, Angola • Online Bidding Available

TRACTS 4-5



TRACTS 4-6



TRACTS 4-5



TRACTS 4-5



COUNTY PROPERTY INFORMATION

TRACTS 4-6

ANGOLA - AGR/RURAL HO 1/2

100, Vacant Land

1570 W US HIGHWAY 20

R & R DELLER CORP

76-06-27-000-015-000-012

Notes

Transfer of Ownership

Ownership

General Information

Date 10/20/1992
 Doc ID 0
 Code R & R DELLER CORP
 Book/Page /
 Adj Sale Price \$0
 VI I

Owner R & R DELLER CORP
 Date 10/19/1992
 Doc ID 0
 Code FLEGAL MICHAEL B
 Book/Page /
 Adj Sale Price \$0
 VI I

840 S 200 E
 ANGOLA, IN 46703

Local Parcel Number 0627000015000050
 Tax ID: Legal

Date 01/01/1900
 Doc ID 0
 Code OLSON BETH
 Book/Page /
 Adj Sale Price \$0
 VI I

Owner FLEGAL EDWIN J
 Date 10/19/1992
 Doc ID 0
 Code FLEGAL EDWIN J
 Book/Page /
 Adj Sale Price \$0
 VI I

PT E1/2 NW1/4 SEC 27 22 39A

Routing Number

Property Class 100
 Vacant Land

Year: 2023

Location Information

Location Information

County Steuben

Assessment Year 2023

Reason For Change WIP

Reason For Change WIP

Township PLEASANT TOWNSHIP

As Of Date 04/12/2023

Valuation Method Indiana Cost Mod

Valuation Method Indiana Cost Mod

District 012 (Local 50)

Equalization Factor 1.0000

Notice Required

Notice Required

School Corp 7615

Land \$11,200

Land Res (1) \$0

Land Res (1) \$0

M.S.D. STEUBEN COUNTY

Land Non Res (2) \$11,200

Land Non Res (2) \$0

Land Non Res (2) \$0

Neighborhood 501070

Improvement \$0

Imp Res (1) \$0

Imp Res (1) \$0

ANGOLA - AGR/RURAL HOMESIT

Imp Non Res (2) \$0

Imp Non Res (2) \$0

Imp Non Res (2) \$0

Section/Plat 27-000

Total \$11,200

Total Non Res (3) \$0

Total Non Res (3) \$0

Location Address (1)

Total \$11,200

Total Non Res (2) \$11,200

Total Non Res (2) \$11,200

1570 W US HIGHWAY 20

Land Non Res (3) \$0

Land Non Res (3) \$0

Land Non Res (3) \$0

ANGOLA, IN 46703

Improvement \$0

Imp Res (1) \$0

Imp Res (1) \$0

Zoning

Rate \$8,800

Rate \$1,900

Rate \$1,900

Subdivision

Size Factor 0.85

Size Factor 0.50

Size Factor 0.50

Lot

Act Front. 0

Act Front. 0

Act Front. 0

Market Model N/A

Rate \$1,615

Rate \$1,900

Rate \$1,900

Topography Rolling

Rate \$950

Rate \$1,900

Rate \$1,900

Public Utilities Electricity

Rate \$1,615

Rate \$1,900

Rate \$1,900

Streets or Roads Paved

Rate \$1,368

Rate \$1,900

Rate \$1,900

Neighborhood Life Cycle Stage Other

Rate \$1,786

Rate \$1,900

Rate \$1,900

Printed Saturday, July 8, 2023

Rate \$2,432

Rate \$1,900

Rate \$1,900

Review Group 2025

Rate \$1,900

Rate \$1,900

Rate \$1,900

Data Source N/A

Rate \$1,900

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Rate \$1,900

Collector

Rate \$1,900

Rate \$1,900

Rate \$1,900

Appraiser

Rate \$1,900

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Act Front. 0

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Rate \$1,900

RECORDED AFFIDAVIT

TRACTS 4-6

delivered to or placed upon the "real estate" described above.

- C. I had occasion to visit the real estate on a regular basis from the time I moved out of the State in 1980 until the present time, and during that period of time, I never observed any hazardous waste or substances upon or being delivered to the "real estate" nor did I see any evidence that such an event had occurred.
- D. I know of no person who transported hazardous substances or wastes for disposal or treatment onto the Real Estate.
- E. During the period of time that the "real estate" was owned by my father, Lester Flegal, I never saw any evidence that hazardous wastes or substances were placed on the "real estate" prior to the time of his ownership of the "real estate", which commenced in 1950.

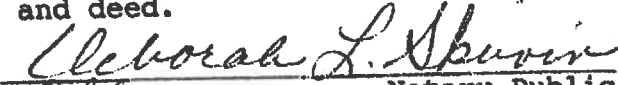
4. I certify that the Real Estate:

- A. Does not contain any facilities subject to reporting under Section 312 of the Federal Emergency Planning and Community Right-To-Know Act of 1986 (42 USC 11022).
- B. Is not the site of any underground storage tanks for which notification is required under 42 USC 6991a or I.C. 13-7-20-13(8)(A); and
- C. Is not listed on the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) in accordance with Section 116 of CERCLA (42 USC 9616).


Michael B. Flegal

STATE OF OKLAHOMA)
) SS:
COUNTY OF ROGERS)

Before me, the undersigned a Notary Public, in and for said County and State, personally appeared Michael B. Flegal on this 30 day of September, 1992, and acknowledged execution of the foregoing as his voluntary act and deed.


Cleborah L. Skurvin
Oklahoma, Notary Public
Resident of Rogers County

My Commission Expires: My Commission Expires Aug. 20, 1993

THIS INSTRUMENT PREPARED BY: Grant VanHorne, Van Horne, Turner, Stuckey & McCanna, Attorneys At Law, 112 South Cedar Street, Post Office Box 523, Auburn, Indiana 46706 Tele. (219) 925-1966

RECORDED AFFIDAVIT

TRACTS 4-6

AFFIDAVIT OF SURVEY

I, undersigned land surveyor, registered under the Laws of the State of Indiana, hereby certifies that I have made a resurvey of the real estate described hereon. Measurements were made and monuments were perpetuated in conformity with the records of the Steuben County Recorder's Office. There appear to be no encroachments on this property.

The following two descriptions are part of the land described in Deed Record 220, page 84. (Parcel Two).

TRACT 1:

Part of the Northwest Quarter of Section 27, Township 37 North, Range 13 East, Pleasant Township, Steuben County, Indiana, described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 27; thence South 89° 46' 45" West along the South line of said Northwest Quarter 425.31 feet to the point of beginning of this description; thence continuing South 89° 46' 45" West along said South line 425.31 feet to a point located North 89° 46' 45" East 1796.41 feet from the Southwest corner of the Northwest Quarter of said Section 27, said point being the Southeast corner of land described in Deed Record 141, page 27; thence North 00° 36' 56" West along the East line of said land described in Deed Record 141, page 27 and the East line of lands described in Deed Record 175, page 40, and Deed Record 186, page 481, a distance of 1368.60 feet to an iron rod found marking the Southwest corner of land described in Deed Record 209, page 295, said land having been resurveyed by Rowland and Associates, Inc., and now containing 26.94 acres; thence South 78° 52' 23" East (bearing assumed from Rowland and Associates, Inc. resurvey aforesaid) along the South line of said resurvey 442.65 feet to a #4 Doyle capped rebar set; thence South 00° 15' 30" East parallel with the North-South Quarter Line of said section 1281.60 feet back to the point of beginning.

Tract herein described contains 13.06 ACRES, more or less.

SUBJECT TO a permanent easement for street right of way and utilities as described in Deed Record 197, page 96.

ALSO, SUBJECT TO all other easements and rights of way of record.*

ALSO, SUBJECT TO possible easements for drainage ditches or tile drains.

NOTE: The easement described in Deed Record 197, page 96, covers approximately 1.08 acres of above described Tract 1.

TRACT 2:

Part of the Northwest Quarter of Section 27, Township 37 North, Range 13 East, Pleasant Township, Steuben County, Indiana, described as follows:

Beginning at the Southeast corner of the Northwest Quarter of said Section 27; thence South 89° 46' 45" West along the South line of said Northwest Quarter 425.31 feet; thence North 00° 15' 30" West 1281.60 feet to a #4 Doyle capped rebar set on the South line of land described in Deed Record 209, page 295, said land having been resurveyed by Rowland and Associates, Inc., and now containing 26.94 acres; thence South 78° 52' 23" East (bearing assumed from Rowland and Associates, Inc. resurvey aforesaid) along the South line of said resurvey 403.18 feet to an iron rod found; thence along the boundary of said resurvey through the following three courses, North 00° 13' 23" West 119.92 feet, North 00° 05' 27" West 88.08 feet to an iron rod found, North 89° 58' 46" East 30.00 feet to an iron rod found; thence South 00° 08' 27" East 65.00 feet to the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 27; thence South 00° 15' 30" East along the North-South Quarter Line of said section 1322.06 feet back to the point of beginning.

Tract herein described contains 12.22 ACRES, more or less.

SUBJECT TO a permanent easement for street right of way and utilities as described in Deed Record 197, page 96.

ALSO, SUBJECT TO all other easements and rights of way of record.*

ALSO, SUBJECT TO possible easements for drainage ditches or tile drains.

NOTE: The easement described in Deed Record 197, page 96, covers approximately 0.94 acres of above described Tract 2.

* NOTE: Prior survey by Rowland and Associates, Inc. shows a 40 foot right of way for the North side of U. S. #20. Highway plans from the Indiana State Highway Office in Fort Wayne appears to show a 50 foot right of way.

Right of way marked at 40 feet this survey.

FLOOD STATEMENT: Subject real estate lies in ZONE C according to the Flood Insurance Rate Map for STEUBEN COUNTY, INDIANA.

10143

RECEIVED FOR RECORD
AT 11:55 O'CLOCK A.M.
RECORD NO. 45 PAGE 185

OCT 16 1992

Mary Jane Sanders
Recorder, Steuben County

For the EXCLUSIVE USE of:
LESTER FLEGAL ESTATE

SCALE:
DATE: SEPT. 23, 91

DRAWN BY

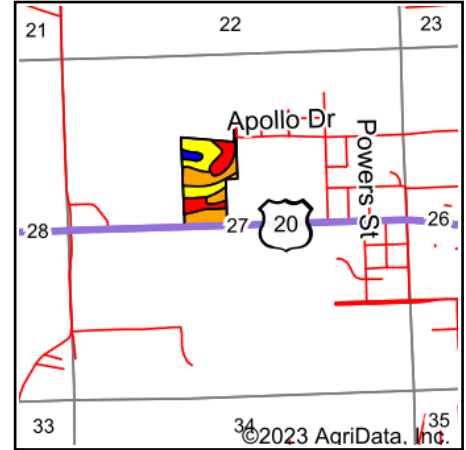
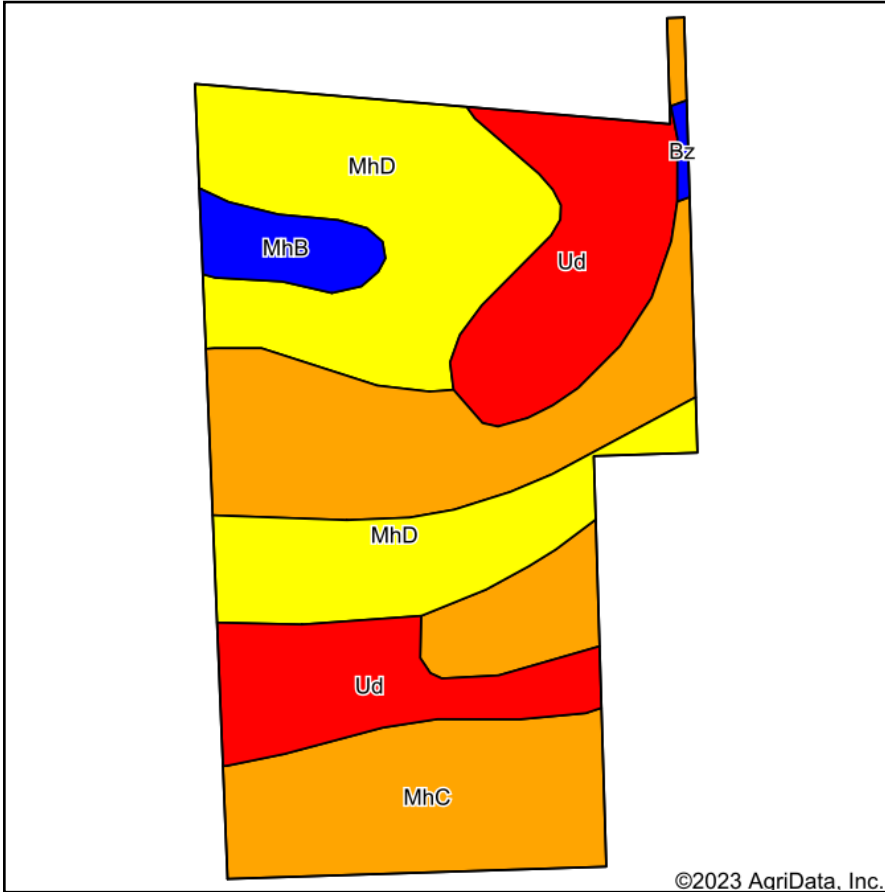
DOYLE SURVEYING,
E.H. DOYLE, PRAC.
LAND SURVEYOR
INDIANA NO. 170018

2516 EAST DRIVE
FORT WAYNE, IN 46803
PHONE: 219-484-4054

DRAWING NUMBER
8-91-1990

SOILS MAP

TRACTS 4-6



State: **Indiana**
 County: **Steuben**
 Location: **27-37N-13E**
 Township: **Pleasant**
 Acres: **23.25**
 Date: **10/20/2023**



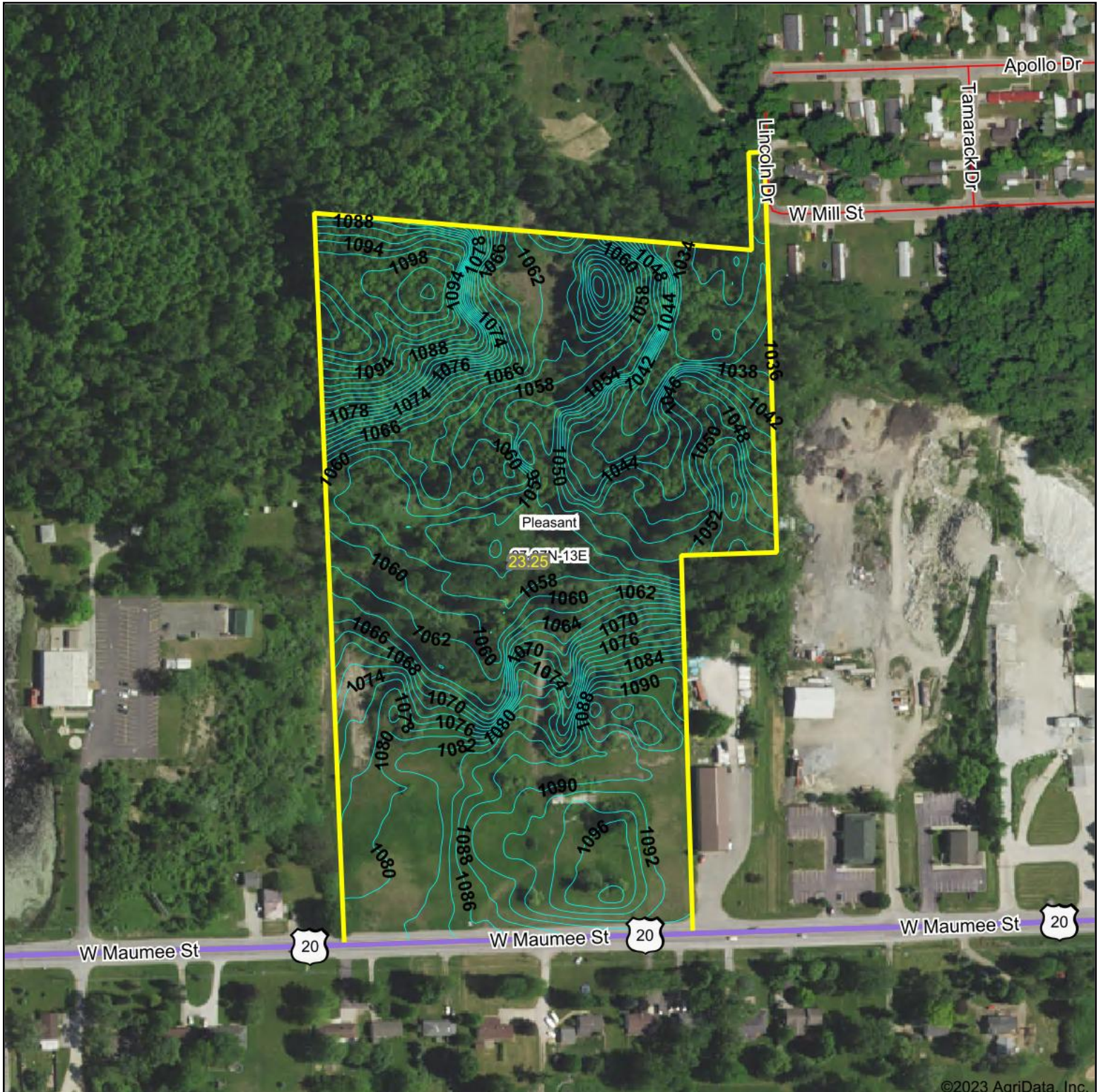
Soils data provided by USDA and NRCS.

Area Symbol: IN151, Soil Area Version: 25												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
MhC	Miami loam, 6 to 12 percent slopes	9.19	39.5%		IIle	139	19	5	9		47	62
MhD	Miami loam, 12 to 18 percent slopes	7.72	33.2%		IVe	124	18	4	8		43	56
Ud	Udorthents, loamy	5.39	23.2%		VIII							
MhB	Miami loam, 2 to 6 percent slopes	0.87	3.7%		IIe	144	17	5		10	48	63
Bz	Brookston loam	0.08	0.3%		IIw	175	24	6		12	49	70
Weighted Average					4.45	102.1	14.2	3.5	6.2	0.4	34.8	45.7

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

TRACTS 4-6



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Source: USGS 3 meter dem

Interval(ft): 2.0

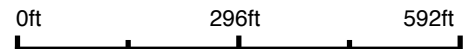
Min: 1,029.7

Max: 1,103.2

Range: 73.5

Average: 1,069.7

Standard Deviation: 18.34 ft



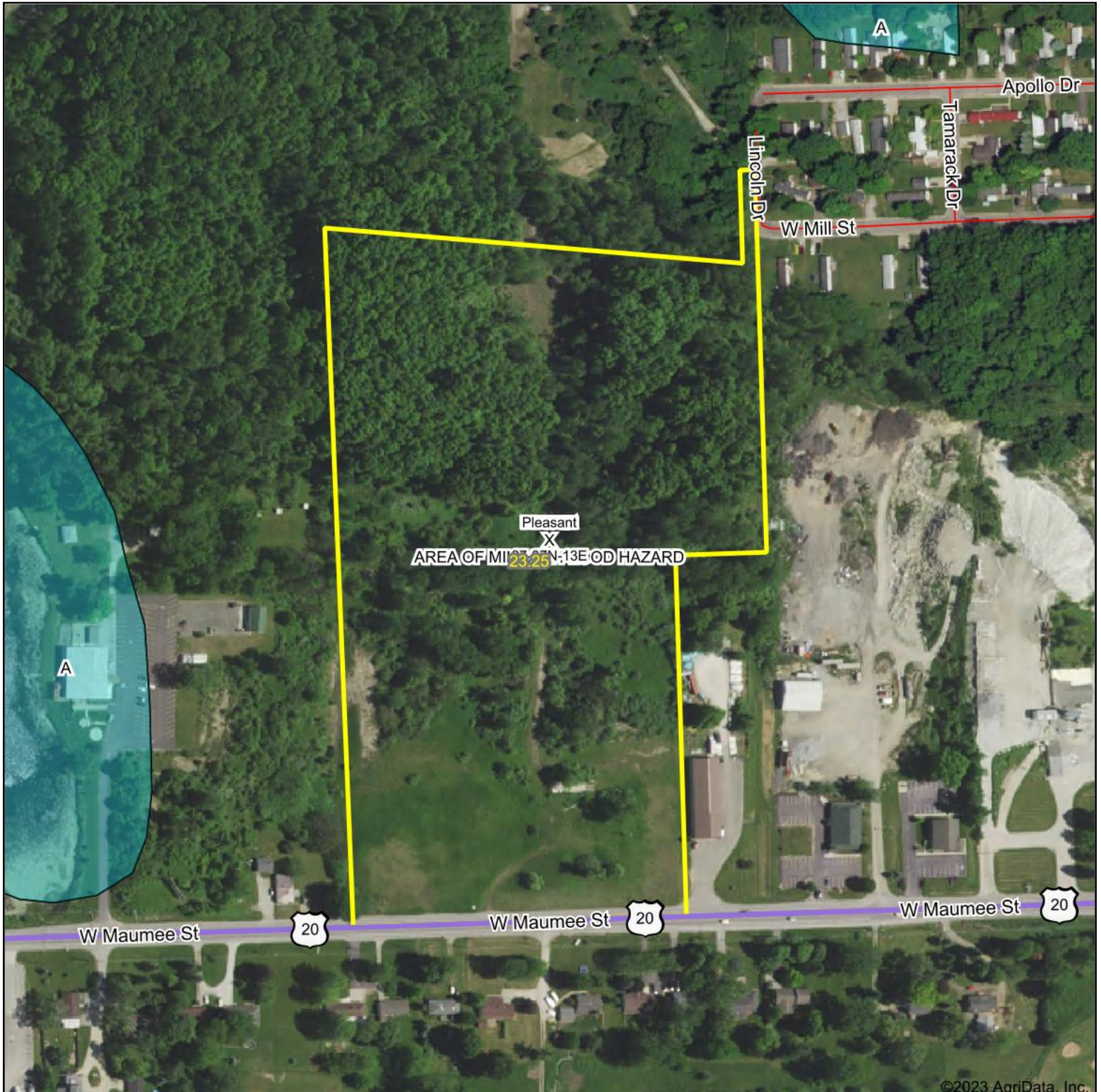
10/20/2023

27-37N-13E
Steuben County
Indiana

Boundary Center: 41° 38' 13.7, -85° 1' 12.34

FLOOD ZONE MAP

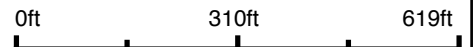
TRACTS 4-6



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Map Center: 41° 38' 13.7, -85° 1' 12.34



27-37N-13E
Steuben County
Indiana



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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10/20/2023

Flood related information provided by FEMA

SEWER LINE MAP

TRACTS 4-6



TRACT 7

Real Estate **AUCTION**

30± acres Offered in 7 Tracts

TRACT 7: 3 Adjacent wooded lake lots consisting of 0.4± acres on Fox Lake with scenic views of the lake.

TRACT 7



TAXES		
TRACT	2021	2022
7	\$470.45	\$449.61

FOX LAKE



Tuesday, **DECEMBER 12** *at 6:00pm*
held at the American Legion Post #31, Angola • Online Bidding Available



COUNTY PROPERTY INFORMATION

TRACTS 4-6

ANGOLA - AGR/RURAL HO 1/2

1570 W US HIGHWAY 20

100, Vacant Land

R & R DELLER CORP

76-06-27-000-015-000-012

Notes

Ownership
 R & R DELLER CORP
 840 S 200 E
 ANGOLA, IN 46703

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	VI
10/20/1992	R & R DELLER CORP	0	WD	/	\$0	I
10/19/1992	FLEGAL MICHAEL B	0	WD	/	\$0	I
10/19/1992	FLEGAL EDWIN J	0	WD	/	\$0	I
01/01/1900	OLSON BETH		WD	/	\$0	I

Legal
 PTE1/2 NW1/4 SEC 27 22.39A

General Information
Parcel Number
 76-06-27-000-015-000-012
Local Parcel Number
 0627000015000050
Tax ID:

Routing Number

Property Class 100
 Vacant Land

Year: 2023

Location Information

County
 Steuben

Township
 PLEASANT TOWNSHIP

District 012 (Local 50)
 ANGOLA CITY

School Corp 7615
 M.S.D. STEUBEN COUNTY

Neighborhood 501070
 ANGOLA - AGR/RURAL HOMESIT

Section/Plat
 27-000

Location Address (1)
 1570 W US HIGHWAY 20
 ANGOLA, IN 46703

Zoning

Subdivision

Lot

Market Model
 N/A

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

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
 Other

Printed
 Saturday, July 8, 2023

Review Group 2025

Data Source N/A

Collector

Appraiser

Agricultural

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

2023	2022	2021	2020
WIP	AA	AA	AA
Reason For Change	EC/133	AA	AA
As Of Date	04/13/2023	04/14/2021	04/13/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$11,200	\$140,400	\$23,300
Land Res (1)	\$0	\$32,000	\$14,000
Land Non Res (2)	\$11,200	\$0	\$9,300
Land Non Res (3)	\$0	\$108,400	\$0
Improvement	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0
Total	\$11,200	\$140,400	\$23,300
Total Res (1)	\$0	\$32,000	\$14,000
Total Non Res (2)	\$11,200	\$0	\$9,300
Total Non Res (3)	\$0	\$108,400	\$0

Land Data (Standard Depth: Res 120', Cl 120' 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 %	Res Market Factor	Value
4	A	MHC	0	3.100	0.85	\$1,900	\$5,007	0%	0%	1.0000	\$5,010
4	A	UD	0	1.500	0.50	\$1,900	\$1,425	0%	0%	1.0000	\$1,430
6	A	UD	0	3.690	0.50	\$1,900	\$3,506	-80%	0%	1.0000	\$700
6	A	MHC	0	5.170	0.85	\$1,900	\$8,350	-80%	0%	1.0000	\$1,670
6	A	MHD	0	7.440	0.72	\$1,900	\$10,178	-80%	0%	1.0000	\$2,040
6	A	MHB	0	0.840	0.94	\$1,900	\$1,786	-80%	0%	1.0000	\$300
6	A	BZ	0	0.080	1.28	\$1,900	\$2,432	-80%	0%	1.0000	\$40
82	A		0	0.570	1.00	\$1,900	\$1,083	-100%	0%	1.0000	\$00

Calculated Acreage 22.39

Actual Frontage 0

Developer Discount

Parcel Acreage 22.39

81 Legal Drain NV 0.00

82 Public Roads NV 0.57

83 UJT Towers NV 0.00

9 Homesite 0.00

91/92 Acres 0.00

Total Acres Farmland 21.82

Farmland Value \$11,190

Measured Acreage 21.82

Avg Farmland Value/Acre 513

Value of Farmland \$11,190

Classified Total \$0

Farm / Classified Value \$11,200

Homesite(s) Value \$0

91/92 Value \$0

Supp. Page Land Value \$0

CAP 1 Value \$0

CAP 2 Value \$11,200

CAP 3 Value \$0

Total Value \$11,200

Appraiser

COUNTY PROPERTY INFORMATION

PART OF TRACT 7

76-06-34-240-101.000-011
 76-06-34-240-101.000-011
 Local Parcel Number
 063424010100013
 Tax ID:

DELLER RONALD K LIVING TRU
 LN 120 FOX LK
 509, Residential Parcel Classified as Va

DELLER RONALD K LIVING TRU
 840 S 200 E
 ANGOLA, IN 46703

76-06-34-240-101.000-011
 76-06-34-240-101.000-011
 Local Parcel Number
 063424010100013
 Tax ID:

General Information
 Parcel Number
 76-06-34-240-101.000-011
 Local Parcel Number
 063424010100013
 Tax ID:

Ownership
 DELLER RONALD K LIVING TRUST
 840 S 200 E
 ANGOLA, IN 46703

Ownership
 DELLER RONALD K LIVING TRUST
 840 S 200 E
 ANGOLA, IN 46703

Ownership
 DELLER RONALD K LIVING TRUST
 840 S 200 E
 ANGOLA, IN 46703

Routing Number
 BUTTERNUT POINT ADD LOT 31

Legal
 BUTTERNUT POINT ADD LOT 31

Legal
 BUTTERNUT POINT ADD LOT 31

Legal
 BUTTERNUT POINT ADD LOT 31

Property Class 509
 Residential Parcel Classified as Vac
 Year: 2023

Property Class 509
 Residential Parcel Classified as Vac
 Year: 2023

Property Class 509
 Residential Parcel Classified as Vac
 Year: 2023

Property Class 509
 Residential Parcel Classified as Vac
 Year: 2023

Location Information
 County
 Steuben
 Township
 PLEASANT TOWNSHIP
 District 011 (Local 13)
 PLEASANT TOWNSHIP
 School Corp 7615
 M.S.D. STEUBEN COUNTY

Location Information
 County
 Steuben
 Township
 PLEASANT TOWNSHIP
 District 011 (Local 13)
 PLEASANT TOWNSHIP
 School Corp 7615
 M.S.D. STEUBEN COUNTY

Location Information
 County
 Steuben
 Township
 PLEASANT TOWNSHIP
 District 011 (Local 13)
 PLEASANT TOWNSHIP
 School Corp 7615
 M.S.D. STEUBEN COUNTY

Location Information
 County
 Steuben
 Township
 PLEASANT TOWNSHIP
 District 011 (Local 13)
 PLEASANT TOWNSHIP
 School Corp 7615
 M.S.D. STEUBEN COUNTY

Neighborhood 135187-026-1
 BUTTERNUT POINT

Neighborhood 135187-026-1
 BUTTERNUT POINT

Neighborhood 135187-026-1
 BUTTERNUT POINT

Neighborhood 135187-026-1
 BUTTERNUT POINT

Section/Plat
 34-240

Section/Plat
 34-240

Section/Plat
 34-240

Section/Plat
 34-240

Location Address (1)
 LN 120 FOX LK
 ANGOLA, IN 46703

Location Address (1)
 LN 120 FOX LK
 ANGOLA, IN 46703

Location Address (1)
 LN 120 FOX LK
 ANGOLA, IN 46703

Location Address (1)
 LN 120 FOX LK
 ANGOLA, IN 46703

Zoning

Zoning

Zoning

Zoning

Subdivision

Subdivision

Subdivision

Subdivision

Market Model
 N/A

Market Model
 N/A

Market Model
 N/A

Market Model
 N/A

Characteristics
 Topography
 Rolling

Characteristics
 Topography
 Rolling

Characteristics
 Topography
 Rolling

Characteristics
 Topography
 Rolling

Flood Hazard
 ERA

Flood Hazard
 ERA

Flood Hazard
 ERA

Flood Hazard
 ERA

Public Utilities
 Gas, Electricity

Public Utilities
 Gas, Electricity

Public Utilities
 Gas, Electricity

Public Utilities
 Gas, Electricity

Streets or Roads
 Paved

Streets or Roads
 Paved

Streets or Roads
 Paved

Streets or Roads
 Paved

Neighborhood Life Cycle Stage
 Other

Neighborhood Life Cycle Stage
 Other

Neighborhood Life Cycle Stage
 Other

Neighborhood Life Cycle Stage
 Other

Printed
 Sunday, July 9, 2023

Review Group
 2024

Data Source
 N/A

Collector

Appraiser

Notes



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

Assessment Year	2023	2022	2021	2020	2019
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/13/2023	04/12/2022	04/14/2021	04/13/2020	04/16/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$14,900	\$14,200	\$14,200	\$13,500	\$13,500
Land Res (1)	\$14,900	\$14,200	\$14,200	\$13,500	\$13,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$14,900	\$14,200	\$14,200	\$13,500	\$13,500
Total Res (1)	\$14,900	\$14,200	\$14,200	\$13,500	\$13,500
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 45' X 140', CI 45' X 140')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
F F	40	38x145	\$992	\$982	\$37,316	-60%	100%	1.0000	\$14,930

Land Computations	Value
Calculated Acreage	0.13
Actual Frontage	40
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UJ Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$14,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$14,900

COUNTY PROPERTY INFORMATION

PART OF TRACT 7

76-06-34-240-102.000-011
 76-06-34-240-102.000-011
 Local Parcel Number
 063424010200013
 Tax ID:

DELLER RONALD K LIVING TRU
 LN 120 FOX LK
 509, Residential Parcel Classified as Va

DELLER RONALD K LIVING TRU
 840 S 200 E
 ANGOLA, IN 46703

DELLER RONALD K LIVING TRU
 840 S 200 E
 ANGOLA, IN 46703

DELLER RONALD K LIVING TRU
 840 S 200 E
 ANGOLA, IN 46703

Notes
 BUTTERNUT POINT/13518
 1/2

Ownership
 DELLER RONALD K LIVING TRU
 840 S 200 E
 ANGOLA, IN 46703

Transfer of Ownership
 Date Owner Doc ID Code Book/Page Adj Sale Price VI
 03/28/2023 DELLER RONALD K L 2303-0821 Wa 2303/0821 \$0 I
 08/08/2003 DELLER RONALD QC QC 0308/0452 \$0 I
 12/10/1993 BENSON CRAIG & R 0 WD / / \$0 I
 01/01/1900 CHESTNUT LOUIS JR WD / / \$0 I

Legal
 BUTTERNUT POINT ADD LOT 30

Routing Number
 BUTTERNUT POINT ADD LOT 30

Property Class 509
 Residential Parcel Classified as Vac
 Year: 2023

Location Information
 County Steuben
 Township PLEASANT TOWNSHIP
 District 011 (Local 13)
 PLEASANT TOWNSHIP
 School Corp 7615
 M.S.D. STEUBEN COUNTY
 Neighborhood 135187-026-1
 BUTTERNUT POINT

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

Valuation Method
 Equalization Factor
 Notice Required

Land Pricing Soil
 Act Front.
 Type Method ID

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Improvement	Total
2023	WIP	04/12/2023	Indiana Cost Mod	1.0000		\$16,600	\$0	\$16,600
2023	AA	04/13/2023	Indiana Cost Mod	1.0000		\$16,600	\$0	\$16,600
2022	AA	04/12/2022	Indiana Cost Mod	1.0000		\$15,800	\$0	\$15,800
2021	AA	04/14/2021	Indiana Cost Mod	1.0000		\$15,800	\$0	\$15,800
2020	AA	04/13/2020	Indiana Cost Mod	1.0000		\$15,000	\$0	\$15,000
2019	AA	04/16/2019	Indiana Cost Mod	1.0000		\$15,000	\$0	\$15,000

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Improvement	Total
2023	WIP	04/12/2023	Indiana Cost Mod	1.0000		\$16,600	\$0	\$16,600
2023	AA	04/13/2023	Indiana Cost Mod	1.0000		\$16,600	\$0	\$16,600
2022	AA	04/12/2022	Indiana Cost Mod	1.0000		\$15,800	\$0	\$15,800
2021	AA	04/14/2021	Indiana Cost Mod	1.0000		\$15,800	\$0	\$15,800
2020	AA	04/13/2020	Indiana Cost Mod	1.0000		\$15,000	\$0	\$15,000
2019	AA	04/16/2019	Indiana Cost Mod	1.0000		\$15,000	\$0	\$15,000

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Improvement	Total
2023	WIP	04/12/2023	Indiana Cost Mod	1.0000		\$16,600	\$0	\$16,600
2023	AA	04/13/2023	Indiana Cost Mod	1.0000		\$16,600	\$0	\$16,600
2022	AA	04/12/2022	Indiana Cost Mod	1.0000		\$15,800	\$0	\$15,800
2021	AA	04/14/2021	Indiana Cost Mod	1.0000		\$15,800	\$0	\$15,800
2020	AA	04/13/2020	Indiana Cost Mod	1.0000		\$15,000	\$0	\$15,000
2019	AA	04/16/2019	Indiana Cost Mod	1.0000		\$15,000	\$0	\$15,000

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Improvement	Total
2023	WIP	04/12/2023	Indiana Cost Mod	1.0000		\$16,600	\$0	\$16,600
2023	AA	04/13/2023	Indiana Cost Mod	1.0000		\$16,600	\$0	\$16,600
2022	AA	04/12/2022	Indiana Cost Mod	1.0000		\$15,800	\$0	\$15,800
2021	AA	04/14/2021	Indiana Cost Mod	1.0000		\$15,800	\$0	\$15,800
2020	AA	04/13/2020	Indiana Cost Mod	1.0000		\$15,000	\$0	\$15,000
2019	AA	04/16/2019	Indiana Cost Mod	1.0000		\$15,000	\$0	\$15,000

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Improvement	Total
2023	WIP	04/12/2023	Indiana Cost Mod	1.0000		\$16,600	\$0	\$16,600
2023	AA	04/13/2023	Indiana Cost Mod	1.0000		\$16,600	\$0	\$16,600
2022	AA	04/12/2022	Indiana Cost Mod	1.0000		\$15,800	\$0	\$15,800
2021	AA	04/14/2021	Indiana Cost Mod	1.0000		\$15,800	\$0	\$15,800
2020	AA	04/13/2020	Indiana Cost Mod	1.0000		\$15,000	\$0	\$15,000
2019	AA	04/16/2019	Indiana Cost Mod	1.0000		\$15,000	\$0	\$15,000

Section/Plat
 34-240
 Location Address (1)
 LN 120 FOX LK
 ANGOLA, IN 46703

Zoning
 Subdivision

Lot
 Market Model
 N/A

Characteristics
 Topography
 Rolling
 Public Utilities
 Gas, Electricity
 Streets or Roads
 Paved
 Neighborhood Life Cycle Stage
 Other

Printed
 Sunday, July 9, 2023
 Review Group 2024
 Data Source N/A
 Collector
 Appraiser

Land Pricing Soil	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
F	F	45	43x140	0.97	\$992	\$962	-60%	100%	\$16,550

Land Computations	Calculated Acreage	Actual Frontage	Developer Discount	Parcel Acreage	81 Legal Drain NV	82 Public Roads NV	83 UJT Towers NV	9 Homesite	91/92 Acres	Total Acres Farmland	Farmland Value	Measured Acreage	Avg Farmland Value/Acre	Value of Farmland	Classified Total	Farm / Classified Value	Homesite(s) Value	91/92 Value	Supp. Page Land Value	CAP 1 Value	CAP 2 Value	CAP 3 Value	Total Value
	0.14	45		0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0	0.00	0.0	\$0	\$0	\$0	\$0	\$0	\$16,600	\$0	\$0	\$0	\$16,600

Land Data (Standard Depth: Res 150', CI 150'	Base Lot: Res 45' X 140', CI 45' X 140'
Rate \$992	Rate \$962
Size Factor 0.97	Size Factor 1.0000
Act Front. 45	Act Front. 45
Ext. Value \$41,366	Ext. Value \$41,366
Infl. % -60%	Infl. % -60%
Res Market Elig % 100%	Res Market Elig % 100%
Factor 1.0000	Factor 1.0000
Value \$16,550	Value \$16,550

Land Data (Standard Depth: Res 150', CI 150'	Base Lot: Res 45' X 140', CI 45' X 140'
Rate \$992	Rate \$962
Size Factor 0.97	Size Factor 1.0000
Act Front. 45	Act Front. 45
Ext. Value \$41,366	Ext. Value \$41,366
Infl. % -60%	Infl. % -60%
Res Market Elig % 100%	Res Market Elig % 100%
Factor 1.0000	Factor 1.0000
Value \$16,550	Value \$16,550

Land Data (Standard Depth: Res 150', CI 150'	Base Lot: Res 45' X 140', CI 45' X 140'
Rate \$992	Rate \$962
Size Factor 0.97	Size Factor 1.0000
Act Front. 45	Act Front. 45
Ext. Value \$41,366	Ext. Value \$41,366
Infl. % -60%	Infl. % -60%
Res Market Elig % 100%	Res Market Elig % 100%
Factor 1.0000	Factor 1.0000
Value \$16,550	Value \$16,550

COUNTY PROPERTY INFORMATION

PART OF TRACT 7

76-06-34-240-103.000-011
 76-06-34-240-103.000-011
 Local Parcel Number
 063424010300013
 Tax ID:

DELLER RONALD K LIVING TRU
 LN 120 FOX LK
 509, Residential Parcel Classified as Va

DELLER RONALD K LIVING TRU
 840 S 200 E
 ANGOLA, IN 46703

76-06-34-240-103.000-011
 76-06-34-240-103.000-011
 Local Parcel Number
 063424010300013
 Tax ID:

General Information
 Parcel Number
 76-06-34-240-103.000-011
 Local Parcel Number
 063424010300013
 Tax ID:

Ownership
 DELLER RONALD K LIVING TRUST
 840 S 200 E
 ANGOLA, IN 46703

Ownership
 DELLER RONALD K LIVING TRUST
 840 S 200 E
 ANGOLA, IN 46703

Ownership
 DELLER RONALD K LIVING TRUST
 840 S 200 E
 ANGOLA, IN 46703

Notes
 BUTTERNUT POINT/13518

Transfer of Ownership
 Date
 03/28/2023
 08/08/2003
 12/10/1993
 01/01/1900

Transfer of Ownership
 Date
 03/28/2023
 08/08/2003
 12/10/1993
 01/01/1900

Transfer of Ownership
 Date
 03/28/2023
 08/08/2003
 12/10/1993
 01/01/1900

Routing Number
 BUTTERNUT POINT ADD LOT 29

Routing Number
 BUTTERNUT POINT ADD LOT 29

Routing Number
 BUTTERNUT POINT ADD LOT 29

Routing Number
 BUTTERNUT POINT ADD LOT 29

Property Class 509
 Residential Parcel Classified as Vac
 Year: 2023

Property Class 509
 Residential Parcel Classified as Vac
 Year: 2023

Property Class 509
 Residential Parcel Classified as Vac
 Year: 2023

Property Class 509
 Residential Parcel Classified as Vac
 Year: 2023

Location Information
 County
 Steuben
 Township
 PLEASANT TOWNSHIP
 District 011 (Local 13)
 PLEASANT TOWNSHIP
 School Corp 7615
 M.S.D. STEUBEN COUNTY
 Neighborhood 135187-026-1
 BUTTERNUT POINT

Location Information
 County
 Steuben
 Township
 PLEASANT TOWNSHIP
 District 011 (Local 13)
 PLEASANT TOWNSHIP
 School Corp 7615
 M.S.D. STEUBEN COUNTY
 Neighborhood 135187-026-1
 BUTTERNUT POINT

Location Information
 County
 Steuben
 Township
 PLEASANT TOWNSHIP
 District 011 (Local 13)
 PLEASANT TOWNSHIP
 School Corp 7615
 M.S.D. STEUBEN COUNTY
 Neighborhood 135187-026-1
 BUTTERNUT POINT

Location Information
 County
 Steuben
 Township
 PLEASANT TOWNSHIP
 District 011 (Local 13)
 PLEASANT TOWNSHIP
 School Corp 7615
 M.S.D. STEUBEN COUNTY
 Neighborhood 135187-026-1
 BUTTERNUT POINT

Section/Plat
 34-240
 Location Address (1)
 LN 120 FOX LK
 ANGOLA, IN 46703

Section/Plat
 34-240
 Location Address (1)
 LN 120 FOX LK
 ANGOLA, IN 46703

Section/Plat
 34-240
 Location Address (1)
 LN 120 FOX LK
 ANGOLA, IN 46703

Section/Plat
 34-240
 Location Address (1)
 LN 120 FOX LK
 ANGOLA, IN 46703

Zoning
 Subdivision

Zoning
 Subdivision

Zoning
 Subdivision

Zoning
 Subdivision

Market Model
 N/A

Market Model
 N/A

Market Model
 N/A

Market Model
 N/A

Characteristics
 Topography
 Rolling
 Public Utilities
 Gas, Electricity
 Streets or Roads
 Paved
 Neighborhood Life Cycle Stage
 Other

Characteristics
 Topography
 Rolling
 Public Utilities
 Gas, Electricity
 Streets or Roads
 Paved
 Neighborhood Life Cycle Stage
 Other

Characteristics
 Topography
 Rolling
 Public Utilities
 Gas, Electricity
 Streets or Roads
 Paved
 Neighborhood Life Cycle Stage
 Other

Characteristics
 Topography
 Rolling
 Public Utilities
 Gas, Electricity
 Streets or Roads
 Paved
 Neighborhood Life Cycle Stage
 Other

Review Group
 2024

Review Group
 2024

Review Group
 2024

Review Group
 2024

Data Source
 N/A

Data Source
 N/A

Data Source
 N/A

Data Source
 N/A

Collector
 Appraiser

Collector
 Appraiser

Collector
 Appraiser

Collector
 Appraiser

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

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Assessment Year	2023	2022	2021	2020	2019
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/13/2023	04/12/2022	04/14/2021	04/13/2020	04/16/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Assessment Year	2023	2022	2021	2020	2019
Land	\$16,000	\$15,200	\$15,200	\$14,500	\$14,500
Land Res (1)	\$16,000	\$15,200	\$15,200	\$14,500	\$14,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$16,000	\$15,200	\$15,200	\$14,500	\$14,500
Total Res (1)	\$16,000	\$15,200	\$15,200	\$14,500	\$14,500
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
F F	45	42x135	0.96	\$992	\$39,984	-60%	100%	1.0000	\$15,990

Land Data (Standard Depth: Res 150', CI 150', Base Lot: Res 45' X 140', CI 45' X 140')	Land Computations
Calculated Acreage	0.13
Actual Frontage	45
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UJ Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$16,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$16,000

Review Group
 2024

Review Group
 2024

Review Group
 2024

Review Group
 2024

Data Source
 N/A

Data Source
 N/A

Data Source
 N/A

Data Source
 N/A

Collector
 Appraiser

Collector
 Appraiser

Collector
 Appraiser

Collector
 Appraiser

Printed
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Terms & Conditions:

BIDDING PROCEDURE:

Tracts 1 through 7 will be offered in individual tracts, in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. 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.

APPROVAL 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. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder(s) a preliminary title insurance commitment to review prior to auction. At closing, Seller shall pay for the cost of issuing a standard coverage owner's title insurance policy in accordance with the Final Title Commitment. Seller shall not be responsible for

the cost of any extended or special title insurance coverage, title insurance endorsement and/or lender's title insurance. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing.

SURVEY: A new survey will be obtained only in necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller and Buyer.

TRACT MAPS; ACRES: Tract maps and advertised acres are approximations based on existing tax parcel data, legal descriptions &/or aerial mapping data and are not provided as survey products.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY

CONCERNING THE PROPERTY.

Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

CHANGES: Please regularly check our website, www.schraderauction.com, to review any changes and/or additional information.

THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.

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