

305±
acres

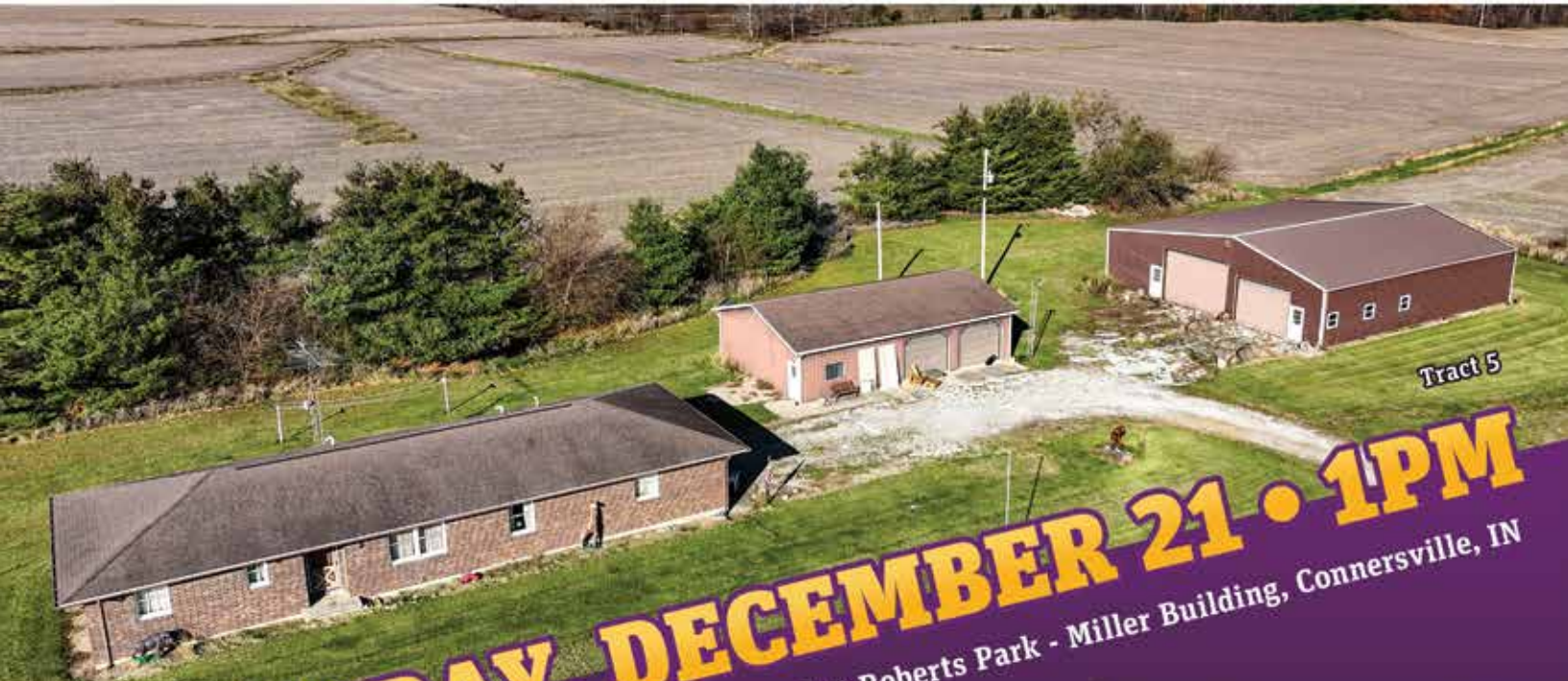
Southeast, IN • Fayette County • Near Connersville

LAND AUCTION

Offered in
8 Tracts



INFORMATION BOOK



Tract 5

THURSDAY, DECEMBER 21 • 1PM

Auction Held at Roberts Park - Miller Building, Connersville, IN

- 2024 Cropland Rights Conveyed to Buyer(s)
- Good Waterways • Nearly All Cropland w/ Good Access
- Beans Made 63 Bu. in 2023 • Large Fields Ready to Farm
- Connersville Schools • 1986 Brick Home w/ Good Barns Ready to Move In

DISCLAIMER:

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

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

OWNER: Donald Gene Hadler Trust Lance Eric Hadler, Trustee
Attorney Ron Cross



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

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 8 individual tracts, any combination of tracts, or as a total 305± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

DOWNPAYMENT: Real Estate 10% down payment on the day of the auction w/ the balance in cash at closing. The down payment may be made in the form of cash; cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

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

DEED: Sellers shall provide Trustee Deed.

CLOSING: 15 days after presentation of marketable title w/ target date of January 30, 2024. The balance of the real estate purchase price is due at closing.

ing.

POSSESSION: At closing. Seller to retain 2023 crop rents.

REAL ESTATE TAXES: Seller to pay 2023 taxes payable 2024 to be credited to Buyer(s) at closing. Taxes estimated at \$10,350.32/yr. Average \$28/crop acres.

ACREAGE: All boundaries are approximate & have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) & Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised & surveyed acreage's.

FSA INFORMATION: Farm # 2396 Fayette County. Total 285 acres cropland. Corn Base 136.1 acres & Soybean Base 141.2 acres.

EASEMENTS: Sale of the property is subject to any & all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

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

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decision of the Auctioneer is final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

SALES MANAGERS: Steve Slonaker • 765.969.1697 #AU19300120 & Andy Walther • 765.969.0401 #AU19400167

Schrader Real Estate & Auction Company, Inc. #AC63001504

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REGISTRATION FORM

BIDDER PRE-REGISTRATION FORM

THURSDAY, DECEMBER 21, 2023

305± ACRES – CONNERSVILLE, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, December 14, 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
305± Acres • Fayette County, Indiana
Thursday, December 21, 2023

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, December 21, 2023 at 1:00 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, Thursday, December 14, 2023**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

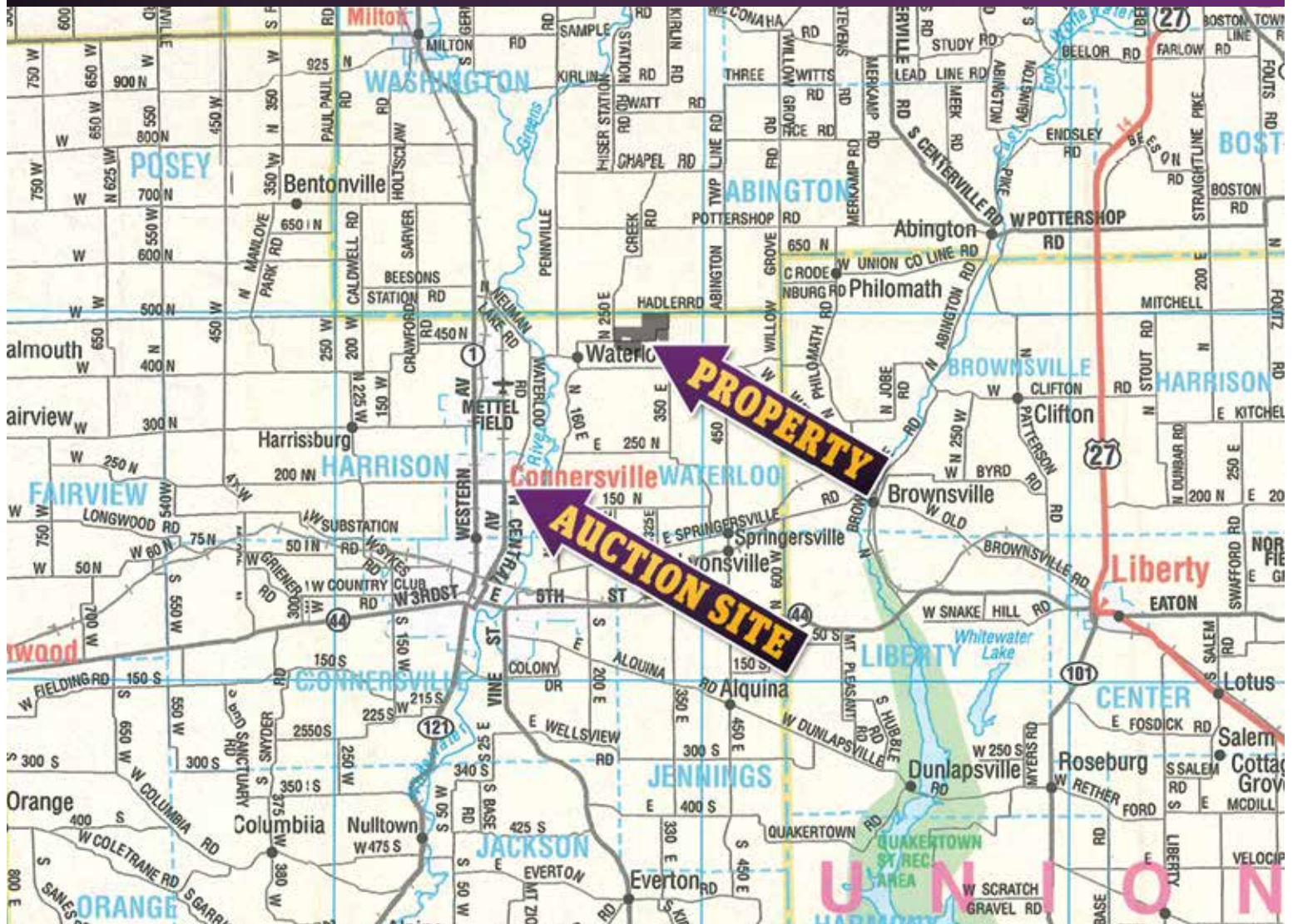
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

LOCATION & TRACT MAPS



AUCTION SITE: Roberts Park - Miller Building, 2900 North Park Rd, Connersville, IN

PROPERTY LOCATION: 5 miles northeast of Connersville. From Pennville Rd & CR 440 northeast to Waterloo, then north on Hadler Rd to CR 250 E & Hadler Rd. **Address:** 3323 E Hadler Rd, Connersville, IN

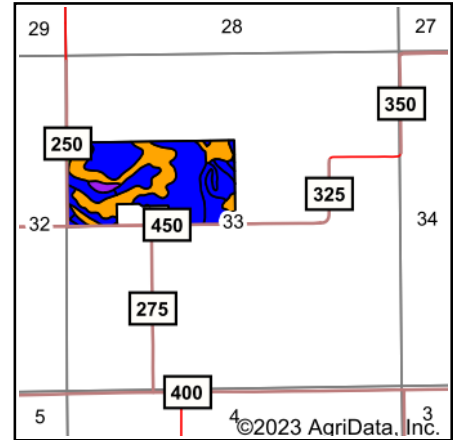
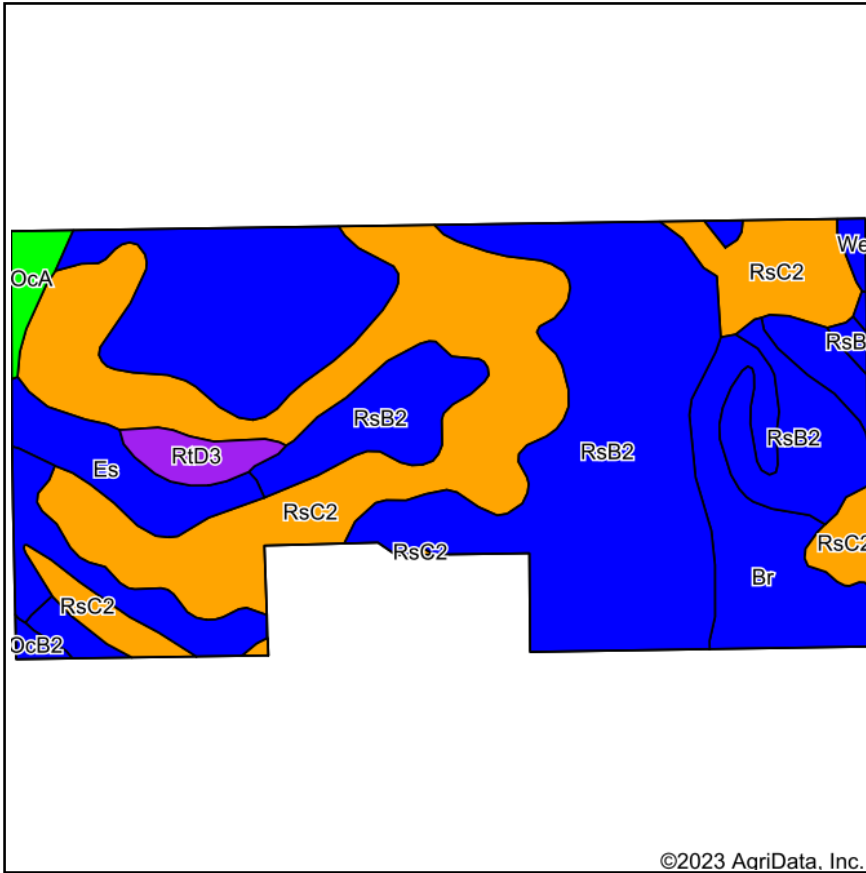
LOCATION & TRACT MAPS



SOILS MAPS

SURETY SOILS MAP

Tract 1



State: **Indiana**
 County: **Fayette**
 Location: **33-15N-13E**
 Township: **Waterloo**
 Acres: **74.43**
 Date: **11/14/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

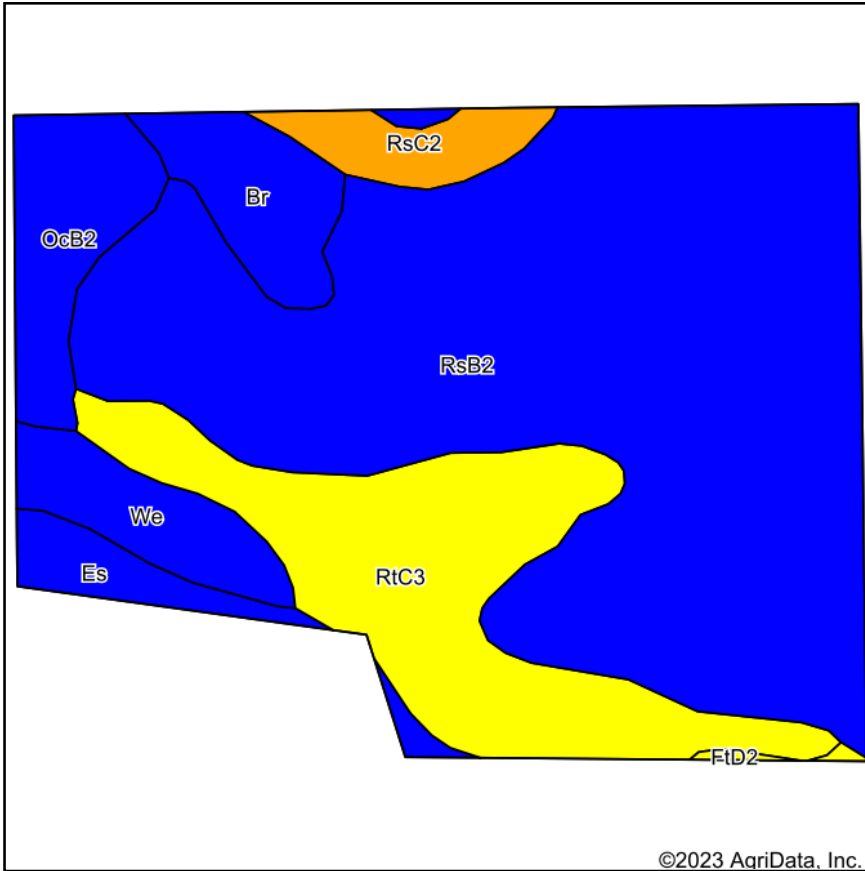
Area Symbol: IN041, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
RsB2	Russell silt loam, 2 to 6 percent slopes, eroded	36.67	49.3%		Ile	149	5	10	53	73
RsC2	Russell silt loam, 6 to 12 percent slopes, moderately eroded	24.31	32.7%		IIle	140	5	9	49	70
Br	Brookston silt loam, 0 to 2 percent slopes	7.58	10.2%		IIw	174	6	12	61	70
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	2.92	3.9%		IIw	127	4	8	44	18
RtD3	Russell soils, 12 to 18 percent slopes, severely eroded	1.29	1.7%		Vle	120	4	8	42	60
OcA	Ockley silt loam, 0 to 2 percent slopes	0.93	1.2%		I	135	5	9	47	68
We	Westland silt loam	0.45	0.6%		IIw	165	5	11	46	66
OcB2	Ockley silt loam, 2 to 6 percent slopes, moderately eroded	0.28	0.4%		Ile	130	4	9	46	65
Weighted Average					2.38	147.1	5	9.8	51.8	69.2

Soils data provided by USDA and NRCS.

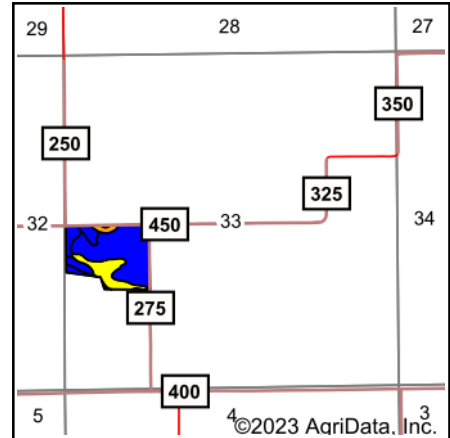
SURETY SOILS MAP

Tract 2



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Fayette**
 Location: **33-15N-13E**
 Township: **Waterloo**
 Acres: **27.69**
 Date: **11/14/2023**



Maps Provided By:



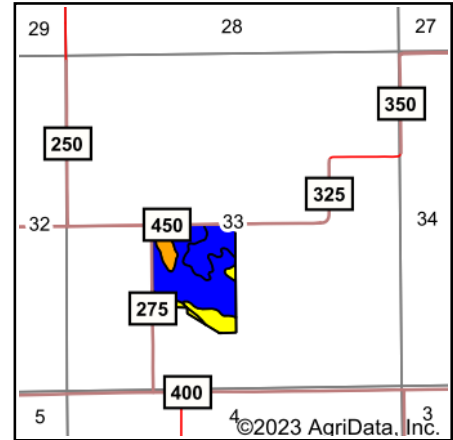
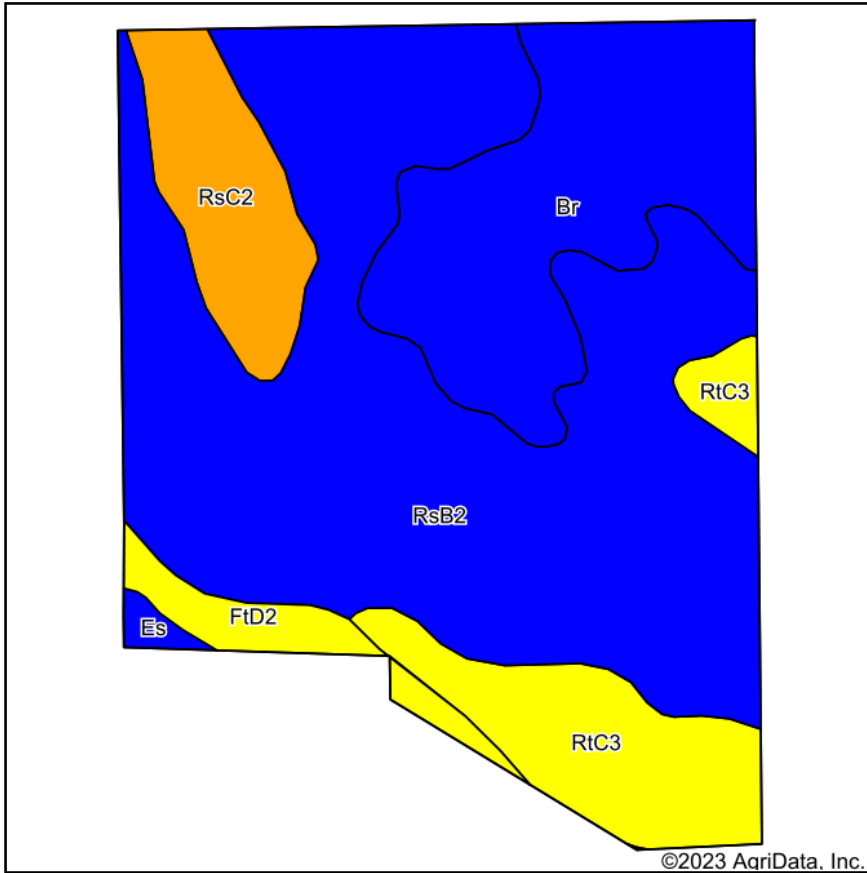
Area Symbol: IN041, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
RsB2	Russell silt loam, 2 to 6 percent slopes, eroded	16.66	60.2%		Ile	149	5	10	53	73
RtC3	Russell soils, 6 to 12 percent slopes, severely eroded	5.11	18.5%		IVe	135	5	9	47	68
OcB2	Ockley silt loam, 2 to 6 percent slopes, moderately eroded	1.62	5.9%		Ile	130	4	9	46	65
Br	Brookston silt loam, 0 to 2 percent slopes	1.31	4.7%		IIw	174	6	12	61	70
We	Westland silt loam	1.25	4.5%		IIw	165	5	11	46	66
RsC2	Russell silt loam, 6 to 12 percent slopes, moderately eroded	0.84	3.0%		IIIe	140	5	9	49	70
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	0.83	3.0%		IIw	127	4	8	44	18
FtD2	Fox and Rodman loams, kames, 12 to 18 percent slopes, moderately eroded	0.07	0.3%		IVe	55	2	4	20	28
Weighted Average					2.40	146	5	9.8	51.1	69.3

Soils data provided by USDA and NRCS.

SURETY SOILS MAP

Tract 3



State: **Indiana**
 County: **Fayette**
 Location: **33-15N-13E**
 Township: **Waterloo**
 Acres: **44.86**
 Date: **11/14/2023**



Maps Provided By:



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Soils data provided by USDA and NRCS.

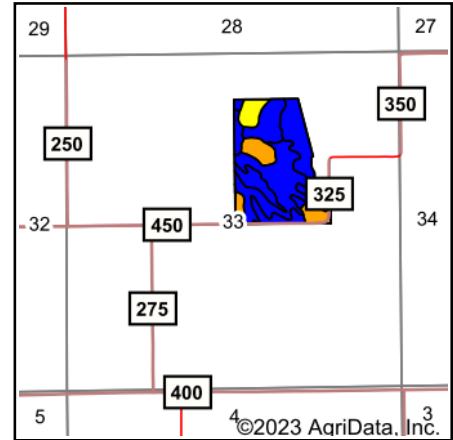
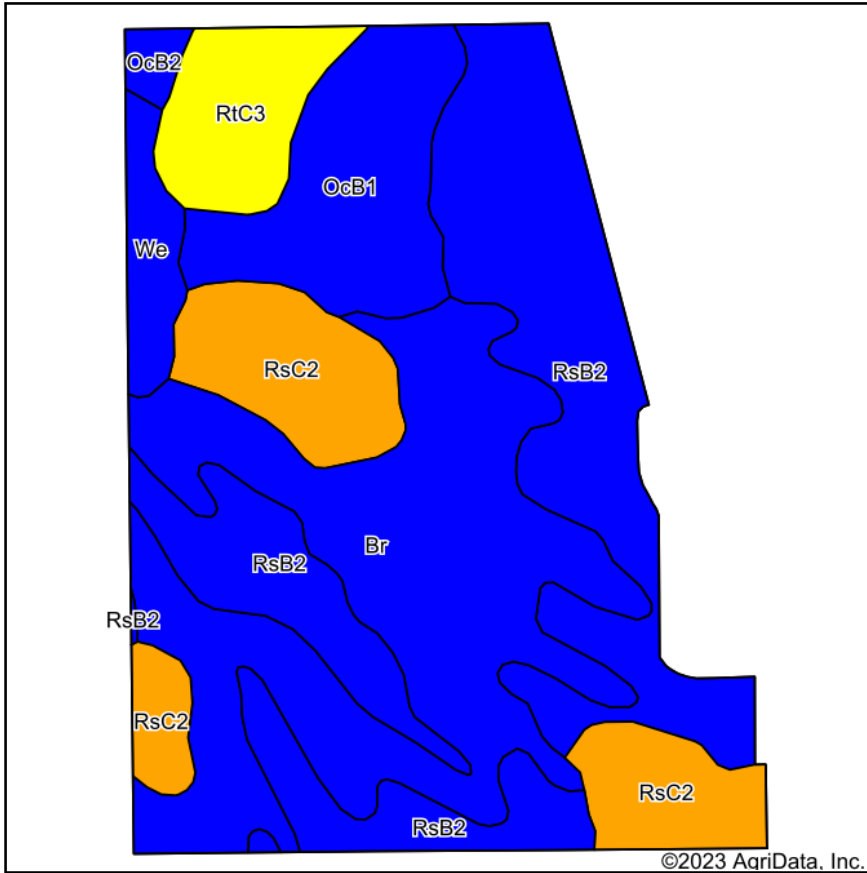
Area Symbol: IN041, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	
RsB2	Russell silt loam, 2 to 6 percent slopes, eroded	25.46	56.8%		Ile	149	5	10	53	73	
Br	Brookston silt loam, 0 to 2 percent slopes	9.13	20.4%		IIw	174	6	12	61	70	
RTC3	Russell soils, 6 to 12 percent slopes, severely eroded	4.90	10.9%		IVe	135	5	9	47	68	
RsC2	Russell silt loam, 6 to 12 percent slopes, moderately eroded	3.55	7.9%		IIIe	140	5	9	49	70	
FtD2	Fox and Rodman loams, kames, 12 to 18 percent slopes, moderately eroded	1.54	3.4%		IVe	55	2	4	20	28	
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	0.28	0.6%		IIw	127	4	8	44	18	
Weighted Average						2.37	148.5	5.1	10	52.5	69.7

Soils data provided by USDA and NRCS.

SURETY SOILS MAP

Tract 4



State: **Indiana**
 County: **Fayette**
 Location: **33-15N-13E**
 Township: **Waterloo**
 Acres: **56.16**
 Date: **11/14/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

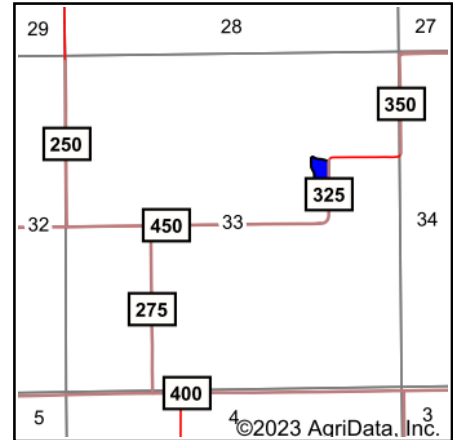
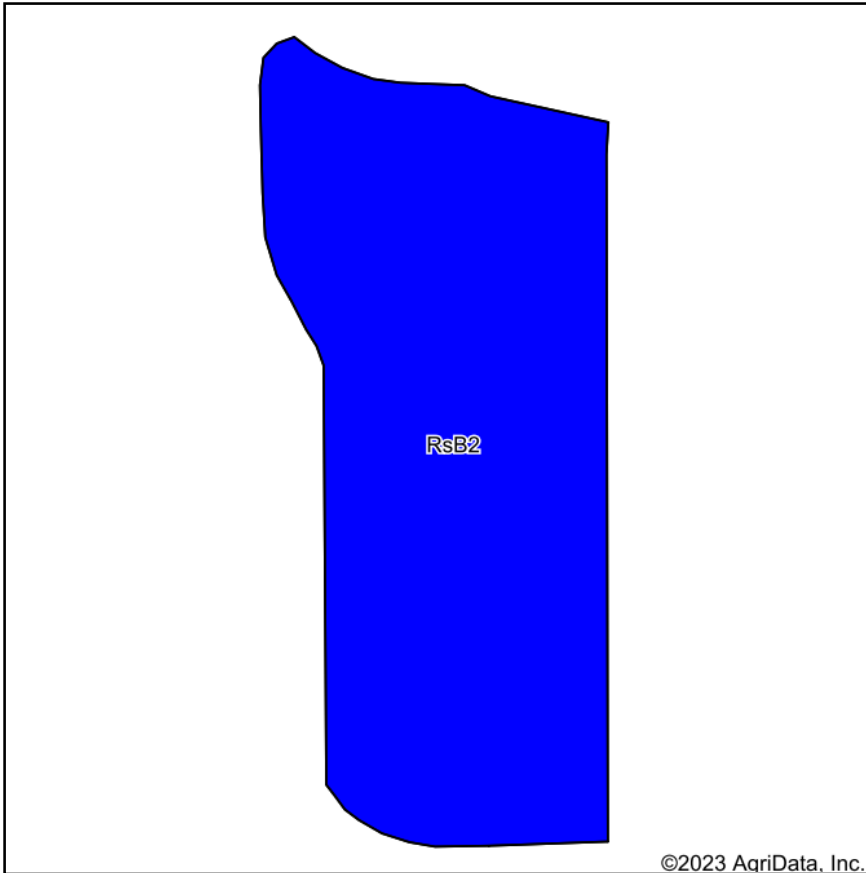
Area Symbol: IN041, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Br	Brookston silt loam, 0 to 2 percent slopes	18.69	33.3%		Ilw	174	6	12	61	70
RsB2	Russell silt loam, 2 to 6 percent slopes, eroded	18.21	32.4%		Ile	149	5	10	53	73
RsC2	Russell silt loam, 6 to 12 percent slopes, moderately eroded	7.43	13.2%		Ille	140	5	9	49	70
OcB1	Ockley silt loam, 2 to 6 percent slopes, slightly eroded	6.27	11.2%		Ile	135	5	9	47	68
RtC3	Russell soils, 6 to 12 percent slopes, severely eroded	3.33	5.9%		IVe	135	5	9	47	68
We	Westland silt loam	1.72	3.1%		Ilw	165	5	11	46	66
OcB2	Ockley silt loam, 2 to 6 percent slopes, moderately eroded	0.51	0.9%		Ile	130	4	9	46	65
Weighted Average					2.25	154.1	5.3	10.4	53.8	70.5

Soils data provided by USDA and NRCS.

SURETY SOILS MAP

Tract 5



State: **Indiana**
 County: **Fayette**
 Location: **33-15N-13E**
 Township: **Waterloo**
 Acres: **3.38**
 Date: **11/14/2023**



Soils data provided by USDA and NRCS.

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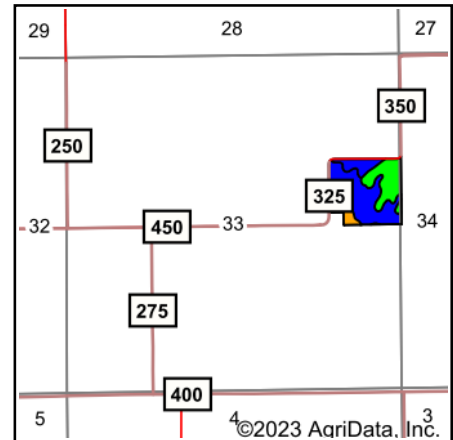
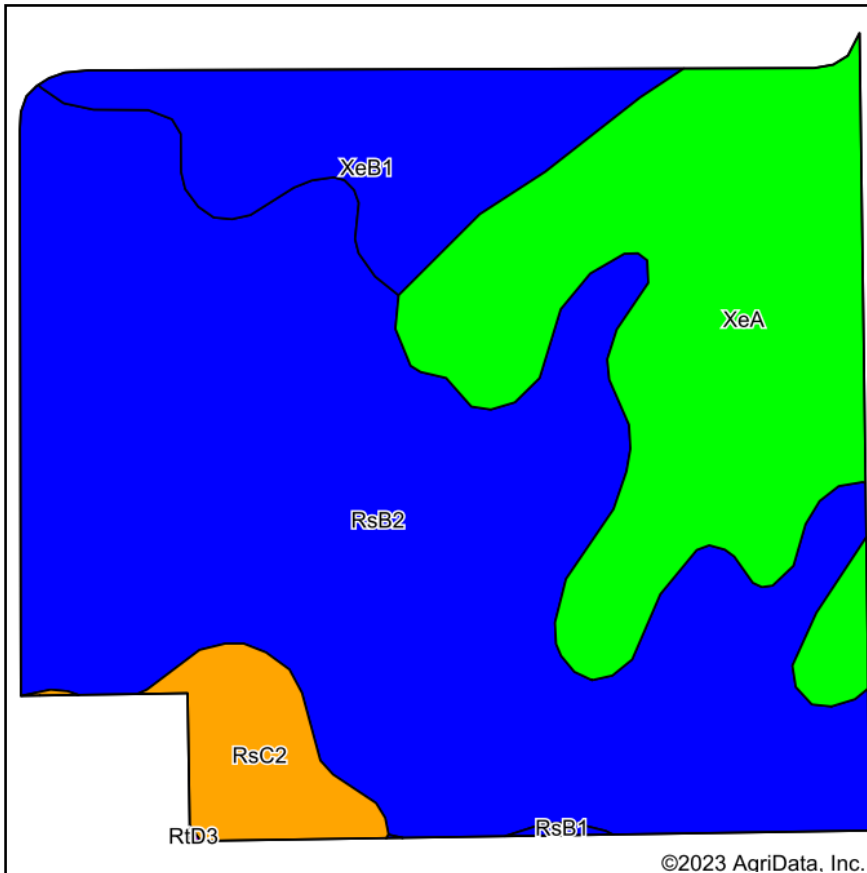
Area Symbol: IN041, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
RsB2	Russell silt loam, 2 to 6 percent slopes, eroded	3.38	100.0%		Ile	149	5	10	53	73
Weighted Average					2.00	149	5	10	53	73

Soils data provided by USDA and NRCS.

SURETY SOILS MAP

Tract 6



State: **Indiana**
 County: **Fayette**
 Location: **33-15N-13E**
 Township: **Waterloo**
 Acres: **26.16**
 Date: **11/14/2023**



Soils data provided by USDA and NRCS.

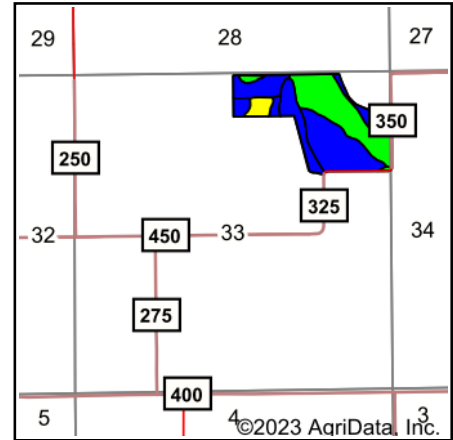
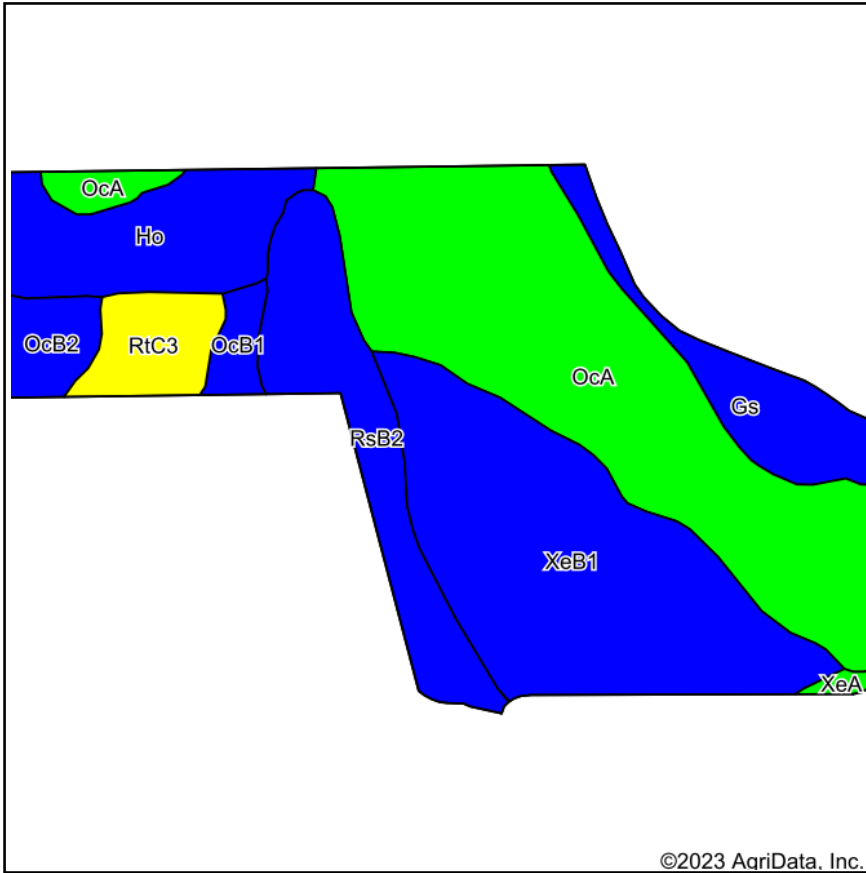
Area Symbol: IN041, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
RsB2	Russell silt loam, 2 to 6 percent slopes, eroded	15.19	58.1%		Ile	149	5	10	53	73
XeA	Xenia silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	7.03	26.9%		Iw	156	5	10	54	69
XeB1	Xenia silt loam, 2 to 6 percent slopes, slightly eroded	2.79	10.7%		Ile	155	5	10	54	70
RsC2	Russell silt loam, 6 to 12 percent slopes, moderately eroded	1.15	4.4%		Ille	140	5	9	49	70
Weighted Average					1.78	151.1	5	10	53.2	71.5

Soils data provided by USDA and NRCS.

SURETY SOILS MAP

Tract 7



State: **Indiana**
 County: **Fayette**
 Location: **33-15N-13E**
 Township: **Waterloo**
 Acres: **63.21**
 Date: **11/14/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

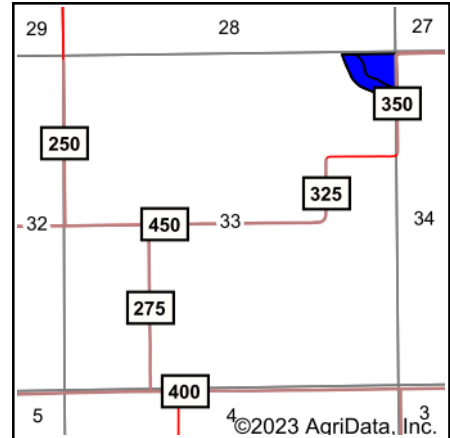
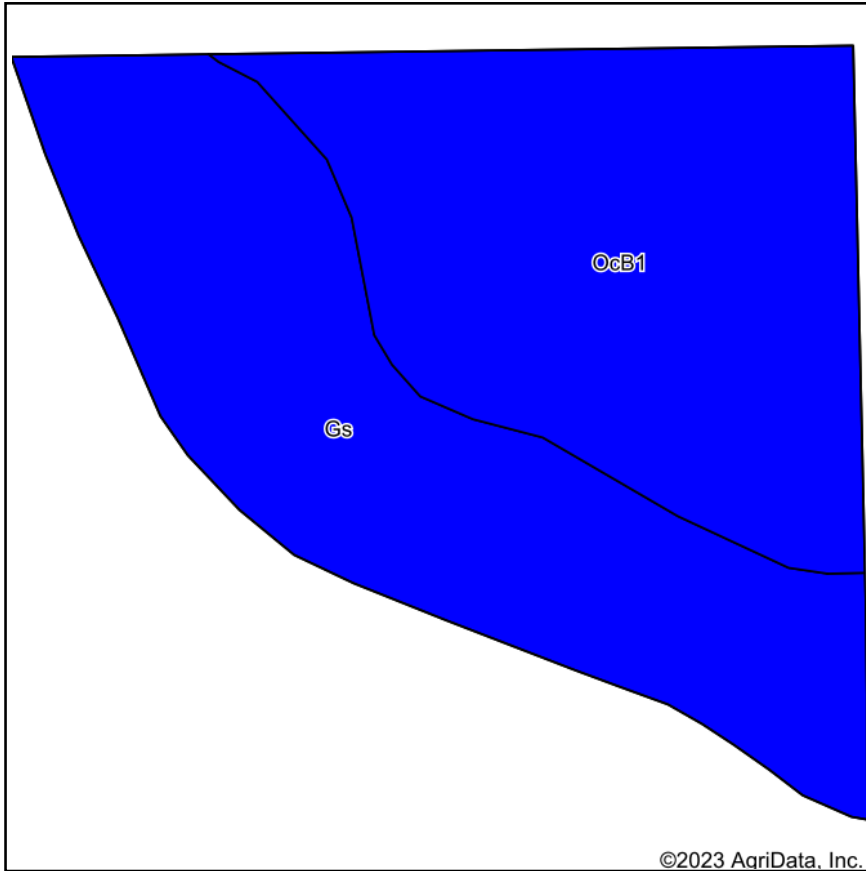
Area Symbol: IN041, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	
OcA	Ockley silt loam, 0 to 2 percent slopes	22.56	35.7%		I	135	5	9	47	68	
XeB1	Xenia silt loam, 2 to 6 percent slopes, slightly eroded	17.19	27.2%		Ile	155	5	10	54	70	
RsB2	Russell silt loam, 2 to 6 percent slopes, eroded	7.16	11.3%		Ile	149	5	10	53	73	
Ho	Homer silt loam	6.32	10.0%		Ils	106	4	7	34	48	
Gs	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	4.20	6.6%		Ilw	121		1	42	3	
RTC3	Russell soils, 6 to 12 percent slopes, severely eroded	2.68	4.2%		IVe	135	5	9	47	68	
OcB2	Ockley silt loam, 2 to 6 percent slopes, moderately eroded	1.78	2.8%		Ile	130	4	9	46	65	
OcB1	Ockley silt loam, 2 to 6 percent slopes, slightly eroded	1.06	1.7%		Ile	135	5	9	47	68	
XeA	Xenia silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	0.26	0.4%		Iw	156	5	10	54	69	
Weighted Average						1.72	138.1	4.5	8.7	48	62.7

Soils data provided by USDA and NRCS.

SURETY SOILS MAP

Tract 8



State: **Indiana**
 County: **Fayette**
 Location: **33-15N-13E**
 Township: **Waterloo**
 Acres: **10.57**
 Date: **11/14/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

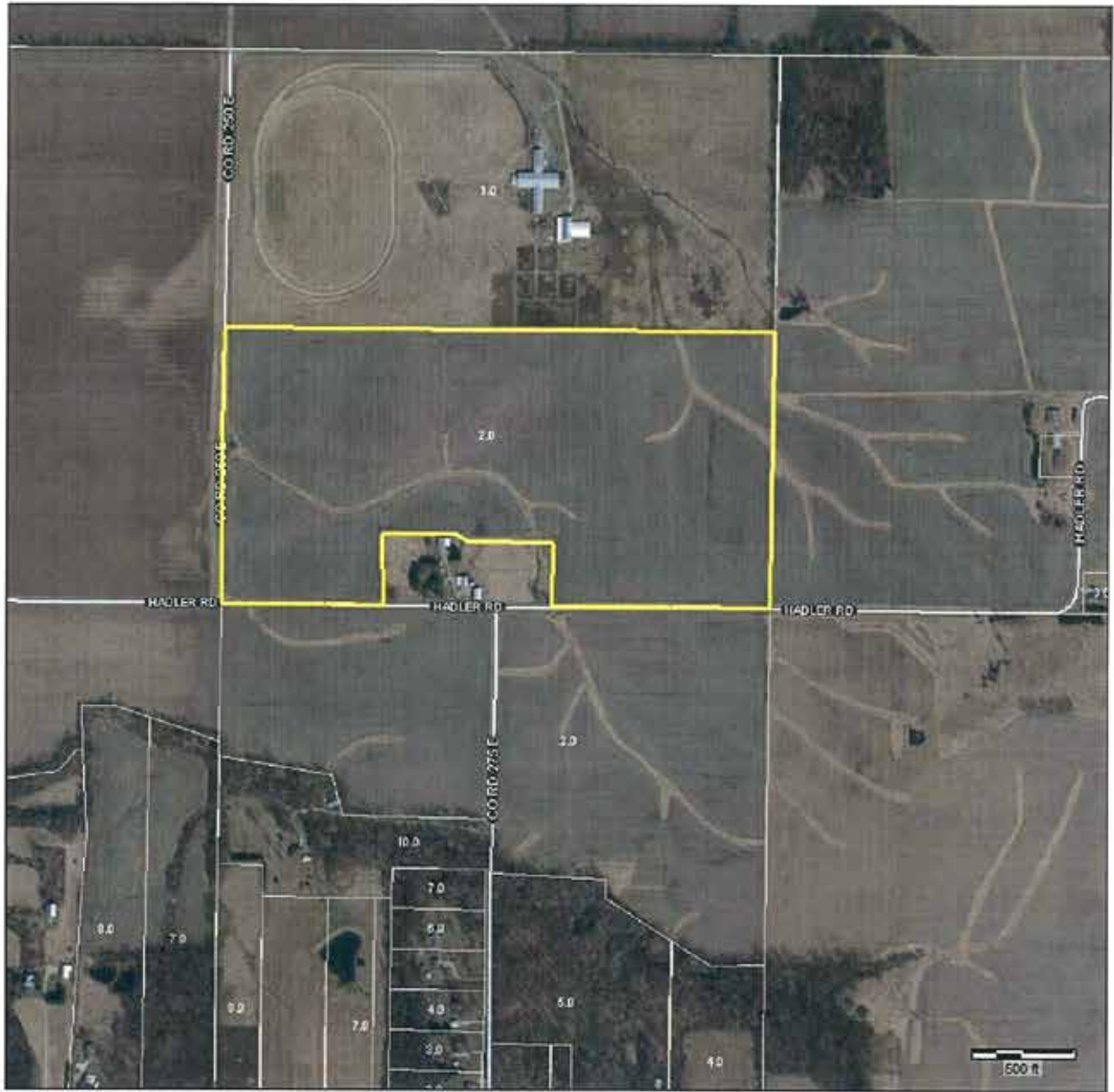
Area Symbol: IN041, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
OcB1	Ockley silt loam, 2 to 6 percent slopes, slightly eroded	5.32	50.3%		Ile	135	5	9	47	68
Gs	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	5.25	49.7%		Ilw	121		1	42	3
Weighted Average					2.00	128	2.5	5	44.5	35.7

Soils data provided by USDA and NRCS.

RECORD CARDS

RECORD CARDS



Type notes here	Printed 10/11/2023	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
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21-03-33-100-002.000-015

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Assessments

Owner and General Parcel Information

Property Card	Show Property Card
	NOTE: Property Record Cards will be updated following the next assessment certification date (late spring each year).
OwnerName	HADLER, DONALD GENE TRUST
StateParcelNumber	21-03-33-100-002.000-015
PropertyNumber	
MapNumber	0090007800
LegalDescription	PT, NW 1/4 33-15-13 73,785 AC 2712 HADLER RD
Acreage	73,785
InstrumentNumber	06-1579
BookNumber	64
PageNumber	2206
LocationAddress	2712 HADLER RD CONNERSVILLE, IN 47331
OwnerAddress	3323 E HADLER RD CONNERSVILLE, IN 47331
NeighborhoodNumber	9500001-015
NeighborhoodName	Waterloo Twp Homesites
MarketArea	9500001
PropertyClass	Vacant Land
PropertyClassNumber	100
LocalParcelNumber	0090007800
RoutingNumber	03-33-000-002

Tax Bill History Information

Tax Year	Spring	Fall
2022 Pay 2023	983.72	983.72
2021 Pay 2022	870.19	870.19
2020 Pay 2021	866.00	866.00
2019 Pay 2020	1000.69	1000.69
2018 Pay 2019	1069.66	1069.66
2017 Pay 2018	1180.56	1180.56
2016 Pay 2017	1265.95	1265.95
2015 Pay 2016	1250.96	1250.96
2014 Pay 2015	1251.12	1251.12
2013 Pay 2014	1087.64	1087.64
2012 Pay 2013	977.84	977.84

\$ 1,967.44/yr.

Payment History Information

Pay Date	Payable Year	Payable Period	Amount
05/25/2023	2023	F	983.72
09/19/2022	2022	F	870.19
05/18/2022	2022	S	870.19
11/01/2021	2021	F	866.00
04/16/2021	2021	S	866.00
11/02/2020	2020	F	1000.69
04/29/2020	2020	S	1000.69

RECORD CARDS

10/29/2019	2019	F	1069.66
04/11/2019	2019	S	1069.66
11/01/2018	2018	F	1180.56
04/10/2018	2018	S	1180.56
10/17/2017	2017	F	1265.95
04/21/2017	2017	S	1265.95
10/23/2016	2016	F	1250.96
04/20/2016	2016	S	1250.96
11/02/2015	2015	F	1251.12
04/20/2015	2015	S	1251.12
10/24/2014	2014	F	1087.64
04/28/2014	2014	S	1087.64
11/07/2013	2013	F	977.84
04/30/2013	2013	S	977.84

Deduction Information

Type	2019	2020	2021	2022	2023
MTG_EX	3000	3000	3000	3000	3000

Assessment History Information

TaxYear	Res Land	Res Impr	Land	Impr	Total
2023 PAY 2024	0	0	0	0	128500
2022 PAY 2023	0	0	0	0	101500
2021 PAY 2022	0	0	0	0	87200
2020 PAY 2021	0	0	0	0	86600
2019 PAY 2020	0	0	0	0	105500
2018 PAY 2019	0	0	0	0	108900
2017 PAY 2018	0	0	0	0	125100
2016 PAY 2017	0	0	0	0	132600
2015 PAY 2016	0	0	0	0	138700
2014 PAY 2015	0	0	0	0	138700
2013 PAY 2014	0	0	0	0	119100
2012 PAY 2013	0	0	0	0	110200
2011 PAY 2012	0	0	0	0	101500
2010 PAY 2011	0	0	0	0	87200
2009 PAY 2010	0	0	0	0	84600
2008 PAY 2009	0	0	0	0	81200
2007 PAY 2008	0	0	0	0	77100
2006 PAY 2007	0	0	0	0	59500

RECORD CARDS

Waterloo Twp Homesites 1/2

Notes:
 9/28/2020 REASSESS: 9/28/20: PER AVS, NO PHYSICAL REASSESSMENT CHANGE FOR 1/1/21.
 12/15/16: PER AVS, NO PHYSICAL REASSESSMENT CHANGES 1/1/17. DSC
 1/12/2006 NOTE: THIS PARCEL SOLD WITH 009-00046-03 AND 009-00250-00 D171006.
 11/15/2004 SPLIT: SPLIT 6.216 AC WITH ALL IMPROVEMENTS FROM HADLER EARL C. FAMILY TRUST TO BOWLING, LISA A. BY TRD 11/04 DE 11/3/04, BK 35 PG 1608, IN 04-4620.

100, Vacant Land

Transfer of Ownership
 Doc ID Code Book/Page Adj Sale Price VII
 06-1579 QC 6422066 \$0
 622793 QC \$300,000
 551634 WD \$190,000
 / WD \$0

2712 HADLER RD

Ownership
 HADLER, DONALD GENE TRUST
 HADLER, DONALD GENE TRUST
 3323 E HADLER RD
 CONNERSVILLE, IN 47331
Legal
 PT, NW 1/4, 33-15-13 73.785 AC 2712 HADLER RD

2712 HADLER RD

Assessment Year
 2023 AA \$101,500
 2022 AA \$87,200
 2021 AA \$87,200
 2020 AA \$86,600

21-03-33-100-002-000-015

General Information
 Parcel Number 21-03-33-100-002-000-015
 Local Parcel Number 0090007800
 Tax ID:
 Routing Number 03-33-000-002
 Property Class 100
 Vacant Land

2712 HADLER RD

Location Information
 County Fayette
 Township WATERLOO TOWNSHIP
 District 015 (Local 015)
 WATERLOO TOWNSHIP
 School Corp 2395
 FAYETTE COUNTY
 Neighborhood 9500001-015
 Waterloo Twp Homesites
 Section/Plat 33.230
 Location Address (1)
 2712 HADLER RD
 CONNERSVILLE, IN 47331

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

Assessment Year	Reason For Change	2023	2022	2021	2020
06/13/2023	WIP	AA	AA	AA	AA
04/03/2023	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$128,500	Land	\$128,500	\$101,500	\$87,200	\$86,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0
\$128,500	Land Non Res (2)	\$128,500	\$101,500	\$87,200	\$86,600
\$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
\$128,500	Total	\$128,500	\$101,500	\$87,200	\$86,600
\$128,500	Total Non Res (2)	\$128,500	\$101,500	\$87,200	\$86,600
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0

Land Pricing Soil

Land Type	Pricing Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Intfl. %	Res Elig %	Market Factor	Value
4	A	RSC2	0	24.1700	0.89	\$1,900	\$1,691	0%	1.0000	\$40,870
4	A	RTD3	0	1.5700	0.72	\$1,900	\$1,368	0%	1.0000	\$2,148
4	A	OCB2	0	0.5900	0.89	\$1,900	\$1,691	0%	1.0000	\$998
4	A	BR	0	7.6600	1.28	\$1,900	\$2,432	0%	1.0000	\$18,629
4	A	WE	0	0.1700	1.19	\$1,900	\$2,261	0%	1.0000	\$384
4	A	ES	0	3.2900	1.02	\$1,900	\$1,938	0%	1.0000	\$6,376
4	A	OCA	0	1.7100	0.84	\$1,900	\$1,786	0%	1.0000	\$3,054
4	A	RSB2	0	27.3600	0.98	\$1,900	\$1,862	0%	1.0000	\$50,944
5	A	RSB2	0	3.0300	0.98	\$1,900	\$1,862	-60%	1.0000	\$5,642
5	A	RSC2	0	4.2350	0.89	\$1,900	\$1,691	-60%	1.0000	\$7,161

Land Computations

Calculated Acreage	73.79
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	73.79
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	73.79
Farmland Value	\$128,520
Measured Acreage	73.79
Avg Farmland Value/Acre	1742
Value of Farmland	\$128,530
Classified Total	\$0
Farm / Classified Value	\$128,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$128,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$128,500

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

Assessment Year	Reason For Change	2023	2022	2021	2020
06/13/2023	WIP	AA	AA	AA	AA
04/03/2023	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$128,500	Land	\$128,500	\$101,500	\$87,200	\$86,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0
\$128,500	Land Non Res (2)	\$128,500	\$101,500	\$87,200	\$86,600
\$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
\$128,500	Total	\$128,500	\$101,500	\$87,200	\$86,600
\$128,500	Total Non Res (2)	\$128,500	\$101,500	\$87,200	\$86,600
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res #20, Cl #20, Base Lot: Res 0 X 0, Cl 0 X 0)

Land Type	Pricing Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Intfl. %	Res Elig %	Market Factor	Value
4	A	RSC2	0	24.1700	0.89	\$1,900	\$1,691	0%	1.0000	\$40,870
4	A	RTD3	0	1.5700	0.72	\$1,900	\$1,368	0%	1.0000	\$2,148
4	A	OCB2	0	0.5900	0.89	\$1,900	\$1,691	0%	1.0000	\$998
4	A	BR	0	7.6600	1.28	\$1,900	\$2,432	0%	1.0000	\$18,629
4	A	WE	0	0.1700	1.19	\$1,900	\$2,261	0%	1.0000	\$384
4	A	ES	0	3.2900	1.02	\$1,900	\$1,938	0%	1.0000	\$6,376
4	A	OCA	0	1.7100	0.84	\$1,900	\$1,786	0%	1.0000	\$3,054
4	A	RSB2	0	27.3600	0.98	\$1,900	\$1,862	0%	1.0000	\$50,944
5	A	RSB2	0	3.0300	0.98	\$1,900	\$1,862	-60%	1.0000	\$5,642
5	A	RSC2	0	4.2350	0.89	\$1,900	\$1,691	-60%	1.0000	\$7,161

Characteristics

Topography	Flood Hazard	ERA
Rolling	<input type="checkbox"/>	<input type="checkbox"/>
Public Utilities	Electricity	TIF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Streets or Roads	Paved	Neighborhood Life Cycle Stage
<input type="checkbox"/>	<input type="checkbox"/>	Static
Printed	Monday, August 14, 2023	Review Group 3

Data Source N/A
Collector 07/16/2020 EJ
Appraiser 01/01/2021 DSC

RECORD CARDS



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21-03-33-300-006.000-015

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Assessments

Owner and General Parcel Information

Property Card	Show Property Card
	NOTE: Property Record Cards will be updated following the next assessment certification date (late spring each year).
OwnerName	HADLER, DONALD GENE TRUST
StateParcelNumber	21-03-33-300-006.000-015
PropertyNumber	
MapNumber	0090004603
LegalDescription	PT, SW 1/4 33-15-13 27.982 ACRES (TRACT # 3) HADLER ROAD
Acreage	27.982
InstrumentNumber	06-1579
BookNumber	64
PageNumber	2206
LocationAddress	E HADLER RD CONNERSVILLE, IN 47331
OwnerAddress	3323 E HADLER RD CONNERSVILLE, IN 47331
NeighborhoodNumber	9500001-015
NeighborhoodName	Waterloo Twp Homesites
MarketArea	9500001
PropertyClass	Vacant Land
PropertyClassNumber	100
LocalParcelNumber	0090004603
RoutingNumber	03-33-000-026

Tax Bill History Information

Tax Year	Spring	Fall
2022 Pay 2023	376.51	376.51
2021 Pay 2022	324.00	324.00
2020 Pay 2021	321.00	321.00
2019 Pay 2020	382.70	382.70
2018 Pay 2019	404.00	404.00
2017 Pay 2018	448.63	448.63
2016 Pay 2017	480.60	480.60
2015 Pay 2016	474.76	474.76
2014 Pay 2015	474.82	474.82
2013 Pay 2014	414.06	414.06
2012 Pay 2013	373.08	373.08

\$ 753.02 / yr.

Payment History Information

Pay Date	Payable Year	Payable Period	Amount
05/25/2023	2023	F	376.51
09/19/2022	2022	F	324.00
05/18/2022	2022	S	324.00
11/01/2021	2021	F	321.00
04/16/2021	2021	S	321.00
11/02/2020	2020	F	382.70
04/29/2020	2020	S	382.70

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10/29/2019	2019	F	404.00
04/11/2019	2019	S	404.00
11/01/2018	2018	F	448.63
04/10/2018	2018	S	448.63
10/17/2017	2017	F	480.60
04/21/2017	2017	S	480.60
10/23/2016	2016	F	474.76
04/20/2016	2016	S	474.76
11/02/2015	2015	F	474.82
04/20/2015	2015	S	474.82
10/24/2014	2014	F	414.06
04/28/2014	2014	S	414.06
11/07/2013	2013	F	373.08
04/30/2013	2013	S	373.08

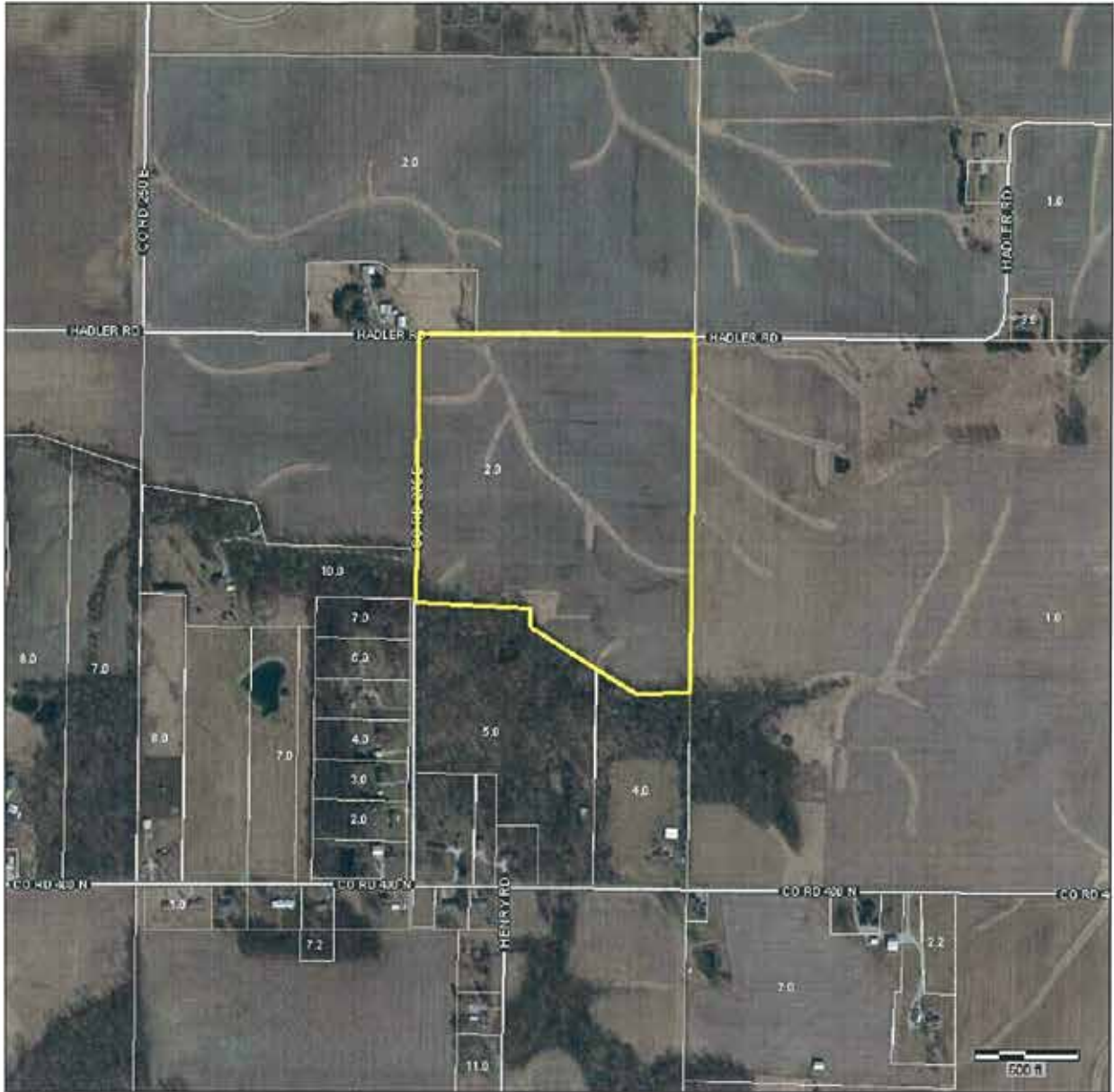
Deduction Information

Type	2019	2020	2021	2022	2023
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Assessment History Information

Tax Year	Res Land	Res Impr	Land	Impr	Total
2023 PAY 2024	0	0	0	0	47700
2022 PAY 2023	0	0	0	0	37700
2021 PAY 2022	0	0	0	0	32400
2020 PAY 2021	0	0	0	0	32100
2019 PAY 2020	0	0	0	0	39200
2018 PAY 2019	0	0	0	0	40400
2017 PAY 2018	0	0	0	0	46400
2016 PAY 2017	0	0	0	0	49200
2015 PAY 2016	0	0	0	0	51500
2014 PAY 2015	0	0	0	0	51500
2013 PAY 2014	0	0	0	0	44200
2012 PAY 2013	0	0	0	0	40900
2011 PAY 2012	0	0	0	0	37700
2010 PAY 2011	0	0	0	0	32400
2009 PAY 2010	0	0	0	0	31400
2008 PAY 2009	0	0	0	0	30100
2007 PAY 2008	0	0	0	0	28600
2006 PAY 2007	0	0	0	0	22100

RECORD CARDS



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Assessments

Owner and General Parcel Information

Property Card	Show Property Card
	NOTE: Property Record Cards will be updated following the next assessment certification date (late spring each year).
OwnerName	HADLER, DONALD GENE TRUST
StateParcelNumber	21-03-33-300-002.000-015
PropertyNumber	
MapNumber	0090025000
LegalDescription	PT. SW 1/4 33-15-13 45.10 AC HADLER RD
Acreage	45.100
InstrumentNumber	06-1579
BookNumber	64
PageNumber	2206
LocationAddress	E HADLER RD CONNERSVILLE, IN 47331
OwnerAddress	3323 E HADLER ROAD CONNERSVILLE, IN 47331
NeighborhoodNumber	9500001-015
NeighborhoodName	Waterloo Twp Homesites
MarketArea	9500001
PropertyClass	Vacant Land
PropertyClassNumber	100
LocalParcelNumber	0090025000
RoutingNumber	03-33-000-007

Tax Bill History Information

Tax Year	Spring	Fall
2022 Pay 2023	631.18	631.18
2021 Pay 2022	544.00	544.00
2020 Pay 2021	540.00	540.00
2019 Pay 2020	642.40	642.40
2018 Pay 2019	679.00	679.00
2017 Pay 2018	754.16	754.16
2016 Pay 2017	806.85	806.85
2015 Pay 2016	796.48	796.48
2014 Pay 2015	796.59	796.59
2013 Pay 2014	695.11	695.11
2012 Pay 2013	626.66	626.66

\$1,262.36 / yr.

Payment History Information

Pay Date	Payable Year	Payable Period	Amount
05/25/2023	2023	F	631.18
09/19/2022	2022	F	544.00
05/18/2022	2022	S	544.00
11/01/2021	2021	F	540.00
04/16/2021	2021	S	540.00
11/02/2020	2020	F	642.40
04/29/2020	2020	S	642.40

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10/29/2019	2019	F	679.00
04/11/2019	2019	S	679.00
11/01/2018	2018	F	754.16
04/10/2018	2018	S	754.16
10/17/2017	2017	F	806.85
04/21/2017	2017	S	806.85
10/23/2016	2016	F	796.48
04/20/2016	2016	S	796.48
11/02/2015	2015	F	796.59
04/20/2015	2015	S	796.59
10/24/2014	2014	F	695.11
04/28/2014	2014	S	695.11
11/07/2013	2013	F	626.66
04/30/2013	2013	S	626.66

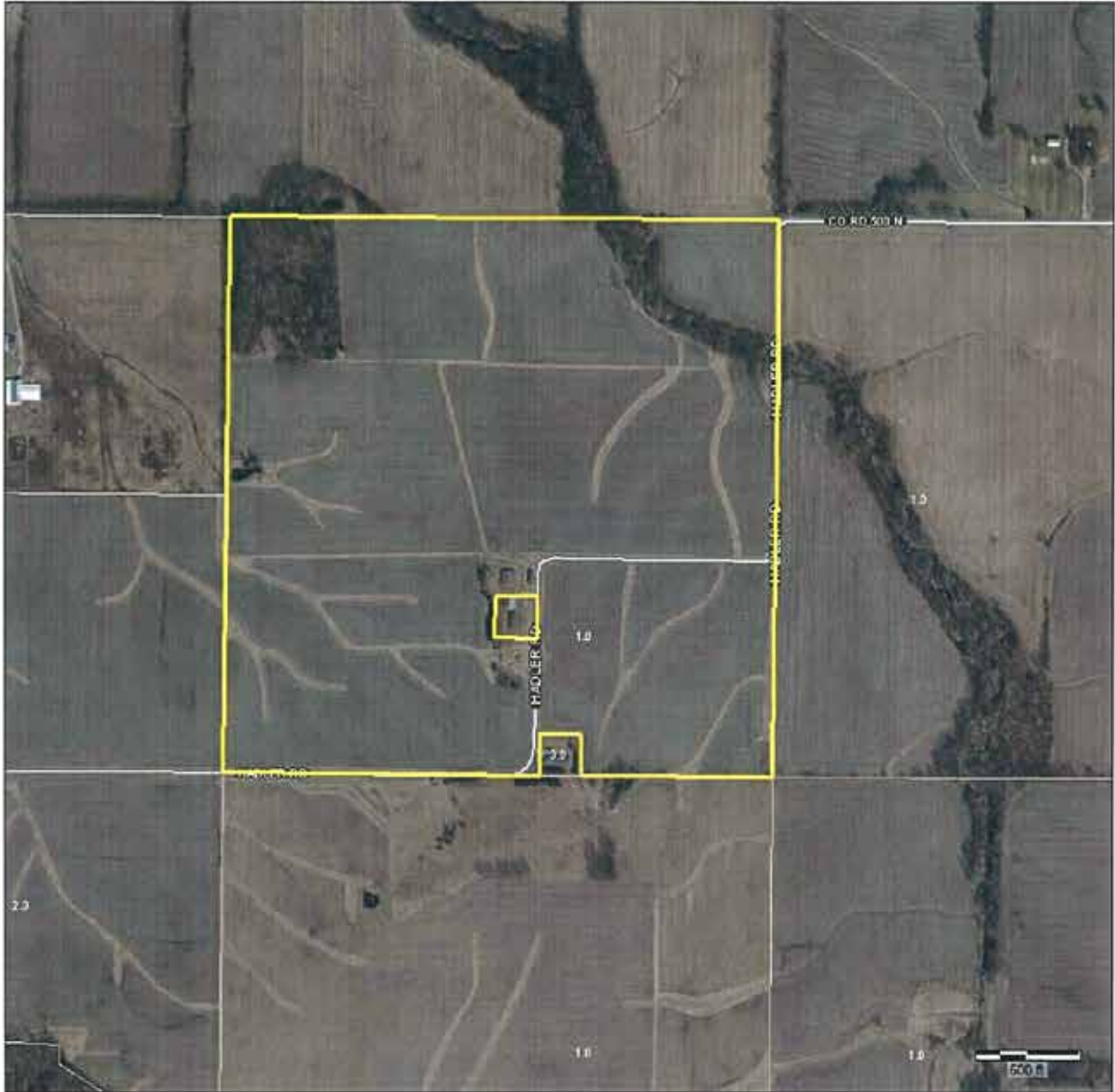
Deduction Information

Type	2019	2020	2021	2022	2023
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Assessment History Information

Tax Year	Res Land	Res Impr	Land	Impr	Total
2023 PAY 2024	0	0	0	0	80100
2022 PAY 2023	0	0	0	0	63200
2021 PAY 2022	0	0	0	0	54400
2020 PAY 2021	0	0	0	0	54000
2019 PAY 2020	0	0	0	0	65800
2018 PAY 2019	0	0	0	0	67900
2017 PAY 2018	0	0	0	0	78000
2016 PAY 2017	0	0	0	0	82600
2015 PAY 2016	0	0	0	0	86400
2014 PAY 2015	0	0	0	0	86400
2013 PAY 2014	0	0	0	0	74200
2012 PAY 2013	0	0	0	0	68700
2011 PAY 2012	0	0	0	0	63200
2010 PAY 2011	0	0	0	0	54400
2009 PAY 2010	0	0	0	0	52700
2008 PAY 2009	0	0	0	0	50600
2007 PAY 2008	0	0	0	0	48100
2006 PAY 2007	0	0	0	0	37100

RECORD CARDS



Type notes here

Printed
10/11/2023

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or reliability. And no part of it should be used as a legal description or document.

21-03-33-200-001.000-015

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Assessments

Owner and General Parcel Information

Property Card	Show Property Card
	NOTE: Property Record Cards will be updated following the next assessment certification date (late spring each year).
Images	Show Images(3)
OwnerName	HADLER, DONALD GENE TRUST
StateParcelNumber	21-03-33-200-001.000-015
PropertyNumber	
MapNumber	0090007900
LegalDescription	PT NE 1/4 33-15-13 158.00 AC HADLER RD
Acreage	158.000
InstrumentNumber	07-40
BookNumber	68
PageNumber	2201
LocationAddress	HADLER RD CONNERSVILLE, IN 47331
OwnerAddress	3323 HADLER ROAD CONNERSVILLE, IN 47331
NeighborhoodNumber	9500001-015
NeighborhoodName	Waterloo Twp Homesites
MarketArea	9500001
PropertyClass	Cash Grain/General Farm
PropertyClassNumber	101
LocalParcelNumber	0090007900
RoutingNumber	03-33-000-005

Tax Bill History Information

Tax Year	Spring	Fall
2022 Pay 2023	2420.86	2420.86
2021 Pay 2022	2054.96	2054.96
2020 Pay 2021	2055.93	2055.93
2019 Pay 2020	2363.58	2363.58
2018 Pay 2019	2492.96	2492.96
2017 Pay 2018	2737.23	2737.23
2016 Pay 2017	2907.00	2907.00
2015 Pay 2016	2856.83	2856.83
2014 Pay 2015	2859.98	2859.98
2013 Pay 2014	2510.64	2510.64
2012 Pay 2013	2385.30	2385.30

① 4,841.72 / yr.

Payment History Information

Pay Date	Payable Year	Payable Period	Amount
05/25/2023	2023	F	2420.86
09/19/2022	2022	F	2054.96
05/18/2022	2022	S	2054.96
11/01/2021	2021	F	2055.93
04/16/2021	2021	S	2055.93
11/02/2020	2020	F	2363.58

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04/29/2020	2020	S	2363.58
10/29/2019	2019	F	2492.96
04/11/2019	2019	S	2492.96
11/01/2018	2018	F	2737.23
04/10/2018	2018	S	2737.23
10/17/2017	2017	F	2907.00
04/21/2017	2017	S	2907.00
10/23/2016	2016	F	2856.83
04/20/2016	2016	S	2856.83
11/02/2015	2015	F	2859.98
04/20/2015	2015	S	2859.98
10/24/2014	2014	F	2510.64
04/28/2014	2014	S	2510.64
11/07/2013	2013	F	2385.30
04/30/2013	2013	S	2385.30

Deduction Information

Type	2019	2020	2021	2022	2023
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Assessment History Information

TaxYear	Res Land	Res Impr	Land	Impr	Total
2023 PAY 2024	0	0	0	22100	293100
2022 PAY 2023	0	0	0	26500	242400
2021 PAY 2022	0	0	0	20800	204800
2020 PAY 2021	0	0	0	21500	204100
2019 PAY 2020	0	0	0	19600	242100
2018 PAY 2019	0	0	0	19500	249100
2017 PAY 2018	0	0	0	19200	283100
2016 PAY 2017	0	0	0	18100	297600
2015 PAY 2016	0	0	0	17500	309900
2014 PAY 2015	0	0	0	17800	310200
2013 PAY 2014	0	0	0	17000	268000
2012 PAY 2013	0	0	0	29000	261500
2011 PAY 2012	0	0	0	3100	217000
2010 PAY 2011	0	0	0	3100	187100
2009 PAY 2010	0	0	0	3100	181400
2008 PAY 2009	0	0	0	3100	174300
2007 PAY 2008	0	0	0	3100	165700
2006 PAY 2007	0	0	0	3100	128500

RECORD CARDS

Property Record Card - Page 2

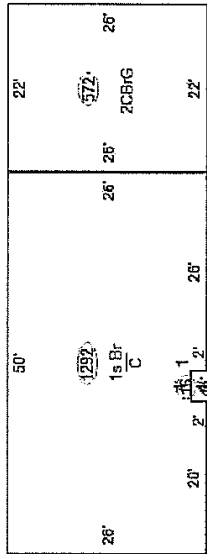
21-03-33-200-002.000-015 HADLER, DONALD GENE TRUS 3323 HADLER RD 511, 1 Family Dwell - Unplatted (0 to 9.8 Waterloo Twp Homesites 2/2

General Information		Plumbing		Costs		Totals	
Occupancy	Single-Family	#	TF	Base	Finish	Value	Value
Description	Single-Family R 01	2	6	1292	1292	\$104,200	
Story Height	1						
Style	136 Ranch (Modern)						
Finished Area	1292 sqft						
Make							

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	3
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	0
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Dining Rooms	0
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	3

Wall Finish		Roofing	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Tile
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Fiberboard		<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other

Interior Features		Specialty/Plumbing	
Roop, Masonry	Area 16	Description	Count
	Value \$0		Value



Adjustments	1 Row Type Adj. x 1.00	Total Base	\$110,900
Unfin Int (-)		\$110,900	\$0
Ex Liv Units (+)		\$0	\$0
Rec Room (+)		\$0	\$0
Loft (+)		\$0	\$0
Fireplace (+)		\$0	\$0
No Heating (-)		\$0	\$0
A/C (+)	1:1292	\$3,300	\$0
No Elec (-)		\$0	\$0
Plumbing (+/-)	8-5 = 3 x \$800	\$2,400	\$0
Spec Plumb (+)		\$0	\$0
Elevator (+)		\$0	\$0
Sub-Total, One Unit		\$116,600	\$0
Sub-Total, 1 Units		\$116,600	\$0
Exterior Features (+)		\$118,100	\$0
Garages (+) 572 sqft		\$134,900	\$0
Quality and Design Factor (Grade)		1.05	
Location Multiplier		0.89	
Replacement Cost		\$126,064	

Summary of Improvements	
Description	Value

Summary of Improvements																	
Description	Year Built	Year	EIF	EIF Co	EIF Age	EIF Rate	Base Rate	LCM	Adj Rate	RCN	Size	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkrt Value	Improv Value
1- Single-Family R 01	1986	1986	36	A	36	A	\$17.36	0.89	\$15.45	1,292 sqft	28%	\$90,770	0%	100%	1,000	1,292	\$116,200
2- Detached Garage R 01	1997	1997	25	A	25	A	\$23.66	0.89	\$16.85	30'x45'	22%	\$16,270	0%	100%	1,000	1,292	\$20,900
3- Utility Shed R 01	1989	1989	33	A	33	A	\$16.85	0.89	\$16.85	8'x14'	65%	\$680	0%	100%	1,000	1,292	\$800
Total all pages																	\$137,800
Total this page																	\$137,800

RECORD CARDS



Type notes here	Printed 10/11/2023	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
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21-03-33-200-002.000-015

General
Bills
Payments
Deductions

RECORD CARDS

Assessments

Owner and General Parcel Information

Property Card	Show Property Card
	NOTE: Property Record Cards will be updated following the next assessment certification date (late spring each year).
Images	Show Images(2)
OwnerName	HADLER, DONALD GENE TRUST
StateParcelNumber	21-03-33-200-002.000-015
PropertyNumber	
MapNumber	0090007901
LegalDescription	PT. NE 1/4 33-15-13 1.00 AC 3323 HADLER RD
Acreage	1.000
InstrumentNumber	07-40
BookNumber	68
PageNumber	2201
LocationAddress	3323 HADLER RD CONNERSVILLE,IN 47331
OwnerAddress	3323 HADLER RD CONNERSVILLE,IN 47331
NeighborhoodNumber	9500001-015
NeighborhoodName	Waterloo Twp Homesites
MarketArea	9500001
PropertyClass	1 Family Dwell - Unplatted (0 to 9.99 Acres)
PropertyClassNumber	511
LocalParcelNumber	0090007901
RoutingNumber	03-33-000-004

TaxBill History Information

Tax Year	Spring	Fall
2022 Pay 2023	762.89	762.89
2021 Pay 2022	596.52	596.52
2020 Pay 2021	621.90	621.90
2019 Pay 2020	501.22	501.22
2018 Pay 2019	450.98	450.98
2017 Pay 2018	427.10	427.10
2016 Pay 2017	428.54	428.54
2015 Pay 2016	384.68	384.68
2014 Pay 2015	420.90	420.90
2013 Pay 2014	404.75	404.75
2012 Pay 2013	437.52	437.52

\$1,525.78 / yr.

Payment History Information

Pay Date	Payable Year	Payable Period	Amount
05/25/2023	2023	F	762.89
09/19/2022	2022	F	596.52
05/18/2022	2022	S	596.52
11/01/2021	2021	F	621.90
04/16/2021	2021	S	621.90
11/02/2020	2020	F	501.22

RECORD CARDS

04/29/2020	2020	S	501.22
10/29/2019	2019	F	450.98
04/11/2019	2019	S	450.98
11/01/2018	2018	F	427.10
04/10/2018	2018	S	427.10
10/17/2017	2017	F	428.54
04/21/2017	2017	S	428.54
10/23/2016	2016	F	384.68
04/20/2016	2016	S	384.68
11/02/2015	2015	F	420.90
04/20/2015	2015	S	420.90
10/24/2014	2014	F	404.75
04/28/2014	2014	S	404.75
11/07/2013	2013	F	437.52
04/30/2013	2013	S	437.52

Deduction Information

Type	2019	2020	2021	2022	2023
Homestead-Supple	18655	21665	24675	24255	31570
Homestead-Std	45000	45000	45000	45000	45000

Assessment History Information

TaxYear	Res Land	Res Impr	Land	Impr	Total
2023 PAY 2024	19000	142900	0	0	161900
2022 PAY 2023	19000	116200	0	21600	156800
2021 PAY 2022	19000	95300	0	16400	130700
2020 PAY 2021	20000	95500	0	16600	132100
2019 PAY 2020	20000	86900	0	15300	122200
2018 PAY 2019	20000	78300	0	13700	112000
2017 PAY 2018	20000	77400	0	13800	111200
2016 PAY 2017	17300	79500	0	13700	110500
2015 PAY 2016	17300	76800	0	13400	107500
2014 PAY 2015	17300	81200	0	14500	113000
2013 PAY 2014	17300	77500	0	14000	108800
2012 PAY 2013	17300	82600	0	15700	115600
2011 PAY 2012	17300	87600	0	15400	120300
2010 PAY 2011	17300	86700	0	15200	119200
2009 PAY 2010	17300	86700	0	15200	119200
2008 PAY 2009	17300	86700	0	15100	119100
2007 PAY 2008	17300	99900	0	0	117200
2006 PAY 2007	17300	103900	0	0	121200

RECORD CARDS

21-03-33-200-002,000-015
General Information
Parcel Number
 21-03-33-200-002,000-015
Local Parcel Number
 0090007901
Tax ID:
 PT. NE 1/4 33-15-13 1.00 AC 3323 HADLER RD

Routing Number
 03-33-000-004
Property Class 511
 1 Family Dwell - Unplatted (0 to 9.9)
Year: 2023

Location Information
County
 Fayette
Township
 WATERLOO TOWNSHIP
District 015 (Local 015)
 WATERLOO TOWNSHIP
School Corp 2395
FAYETTE COUNTY
Neighborhood 9500001-015
 Waterloo Twp Homesites
Section/Plat
 33.230
Location Address (1)
 3323 HADLER RD
 CONNERSVILLE, IN 47331

Ownership
Owner
 HADLER, DONALD G
 01/04/2007 HADLER, DONALD G
 01/10/2006 HADLER, DONALD G
Doc ID Code Book/Page Adj Sale Price Vli
 07-40 QC 682201 \$0 I
 QC 622302 \$0 I

Transfer of Ownership
Doc ID Code Book/Page Adj Sale Price Vli
 07-40 QC 682201 \$0 I
 QC 622302 \$0 I
Notes:
 9/28/2020 REASSESS: 9/28/20: PER AVS, NO PHYSICAL REASSESSMENT CHANGE FOR 1/1/21. DSC
 12/15/16: PER AVS, NO PHYSICAL REASSESSMENT CHANGES 1/1/17. DSC
 3/1/2012 PAR: NO CHANGE IN ASSESSMENT FOR 12/PAY 13

Waterloo Twp Homesites 1/2

Ownership
Owner
 HADLER, DONALD G
 01/04/2007 HADLER, DONALD G
 01/10/2006 HADLER, DONALD G
Doc ID Code Book/Page Adj Sale Price Vli
 07-40 QC 682201 \$0 I
 QC 622302 \$0 I

Transfer of Ownership
Doc ID Code Book/Page Adj Sale Price Vli
 07-40 QC 682201 \$0 I
 QC 622302 \$0 I
Notes:
 9/28/2020 REASSESS: 9/28/20: PER AVS, NO PHYSICAL REASSESSMENT CHANGE FOR 1/1/21. DSC
 12/15/16: PER AVS, NO PHYSICAL REASSESSMENT CHANGES 1/1/17. DSC
 3/1/2012 PAR: NO CHANGE IN ASSESSMENT FOR 12/PAY 13

Waterloo Twp Homesites 1/2

Ownership
Owner
 HADLER, DONALD G
 01/04/2007 HADLER, DONALD G
 01/10/2006 HADLER, DONALD G
Doc ID Code Book/Page Adj Sale Price Vli
 07-40 QC 682201 \$0 I
 QC 622302 \$0 I

Transfer of Ownership
Doc ID Code Book/Page Adj Sale Price Vli
 07-40 QC 682201 \$0 I
 QC 622302 \$0 I
Notes:
 9/28/2020 REASSESS: 9/28/20: PER AVS, NO PHYSICAL REASSESSMENT CHANGE FOR 1/1/21. DSC
 12/15/16: PER AVS, NO PHYSICAL REASSESSMENT CHANGES 1/1/17. DSC
 3/1/2012 PAR: NO CHANGE IN ASSESSMENT FOR 12/PAY 13

Waterloo Twp Homesites 1/2

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

Year	Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	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)	Act Front.	Act Depth	Standard Depth	Res 120, CI 120	Base Lot: Res 0' X 0' CI 0' X 0'	Res Market Value	Res Market % Elig	Res Market Factor	Value
2023	2023	WIP	07/06/2023	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$19,000	\$19,000	\$0	\$0	\$142,900	\$142,900	\$0	\$0	\$161,900	\$161,900	\$0	\$0	0	0	120'	120'	\$19,000	0%	100%	\$19,000	
2021	2021	AA	04/03/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$19,000	\$19,000	\$0	\$0	\$142,900	\$142,900	\$0	\$0	\$161,900	\$161,900	\$0	\$0	0	0	120'	120'	\$19,000	0%	100%	\$19,000	
2020	2020	AA	04/11/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$19,000	\$19,000	\$0	\$0	\$137,800	\$137,800	\$0	\$0	\$156,800	\$156,800	\$0	\$0	0	0	120'	120'	\$19,000	0%	100%	\$19,000	
2020	2020	AA	04/07/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$19,000	\$19,000	\$0	\$0	\$111,700	\$111,700	\$0	\$0	\$130,700	\$130,700	\$0	\$0	0	0	120'	120'	\$19,000	0%	100%	\$19,000	
2020	2020	AA	01/01/2020	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$20,000	\$20,000	\$0	\$0	\$95,500	\$95,500	\$0	\$0	\$115,500	\$115,500	\$0	\$0	0	0	120'	120'	\$20,000	0%	100%	\$20,000	

Land Pricing Soil
Type Method ID
 9 A
Act Front.
 0
Act Depth
 0
Standard Depth
 120'
Res 120, CI 120
 \$19,000
Base Lot: Res 0' X 0' CI 0' X 0'
 \$16,400

Land Computations
 Calculated Acreage 1.00
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 1.00
 81 Legal Drain NV 0.00
 82 Public Roads NV 0.00
 83 UT Towers NV 0.00
 9 Homesite 1.00
 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 \$19,000
 91/92 Value \$0
 Supp. Page Land Value \$19,000
 CAP 1 Value \$0
 CAP 2 Value \$0
 CAP 3 Value \$0
Total Value \$19,000

Land Data (Standard Depth: Res 120', CI 120)
Act Front.
 0
Act Depth
 0
Standard Depth
 120'
Res 120, CI 120
 \$19,000
Base Lot: Res 0' X 0' CI 0' X 0'
 \$16,400

Land Data (Standard Depth: Res 120', CI 120)
Act Front.
 0
Act Depth
 0
Standard Depth
 120'
Res 120, CI 120
 \$19,000
Base Lot: Res 0' X 0' CI 0' X 0'
 \$16,400

Land Data (Standard Depth: Res 120', CI 120)
Act Front.
 0
Act Depth
 0
Standard Depth
 120'
Res 120, CI 120
 \$19,000
Base Lot: Res 0' X 0' CI 0' X 0'
 \$16,400

Market Model
 9500001
Characteristics
Topography
 Rolling
Flood Hazard
 ERA
Public Utilities
 Electricity
Streets or Roads
 Paved
Neighborhood Life Cycle Stage
 Static
 Monday, August 14, 2023
Review Group 3

Market Model
 9500001
Characteristics
Topography
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Streets or Roads
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Neighborhood Life Cycle Stage
 Static
 Monday, August 14, 2023
Review Group 3

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Neighborhood Life Cycle Stage
 Static
 Monday, August 14, 2023
Review Group 3

RECORD CARDS

21-03-33-200-002-000-015 HADLER, DONALD GENE TRUS 3323 HADLER RD 511, 1 Family Dwell - Unplatted (0 to 9.9 Waterloo Twp Homesites 2/2

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	2	6
Story Height	1	0	0
Style	136 Ranch (Modern)	1	1
Finished Area	1292 sqft	1	1
Make		0	0
		4	8

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	3
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	0
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Dining Rooms	0
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	3

Wall Finish		Roofing	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Fiberoard		<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other

Exterior Features		Heat Type	
Description	Area	Value	
Stoop, Masonry	16	\$1,500	

Summary of Improvements										
Description	Res Eligibl	Story Height	Year Built	Eff Age	Co nd	Base Rate	LCM	Adj Rate	RCN	Value
1: Single-Family R 01	100%	1	1986	1986	37 A	\$17.36	0.88	\$15.28	1,292 sqft	\$124,648
2: DetGar 30X45	100%	1	1997	1997	26 A	\$23.66	0.88	\$16.66	30'X45'	\$20,624
3: Utility Shed (WD) 8X14	100%	1	1989	1989	34 A	\$16.66	0.88	\$16.66	8'X14'	\$1,866

Floor Constr	Base	Finish	Value	Totals
1	7	1292	\$104,200	
2				
3				
4				
2	1/4			
	1/2			
	3/4			
	Attic			
	Bsmnt			
	Crawl	1292	0	\$6,700
	Slab			

Adjustments	Total Base
Unfin Int (-)	\$110,900
Ex Liv Units (+)	\$110,900
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$3,300
No Elec (-)	\$0
Plumbing (+/-)	\$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$116,600
Sub-Total, 1 Units	\$118,100
Exterior Features (+)	\$134,900
Garages (+) 572 sqft	\$16,800
Quality and Design Factor (Grade)	1.05
Location Multiplier	0.88
Replacement Cost	\$124,648

1 Row Type Adj. x 1.00	Count	Value
Specialty Plumbing	1	\$1,500

Total all pages \$142,900 Total this page \$142,900

FSA INFORMATION

FSA INFORMATION

INDIANA
FAYETTE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 2396
Prepared : 11/14/23 10:49 AM CST
Crop Year : 2024

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : TIMOTHY R HILDEBRAND
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
301.92	285.25	285.25	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	285.25	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	136.10	0.00	130	
Soybeans	141.20	0.00	43	
TOTAL	277.30	0.00		

NOTES

Tract Number : 1302

Description : F1/2B T-15-N R-13-E S-33
FSA Physical Location : INDIANA/FAYETTE
ANSI Physical Location : INDIANA/FAYETTE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DONALD GENE HADLER TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
44.18	44.18	44.18	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
FAYETTE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2396
Prepared : 11/14/23 10:49 AM CST
Crop Year : 2024

Tract 1302 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	44.18	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	20.93	0.00	130
Soybeans	20.84	0.00	43
TOTAL	41.77	0.00	

NOTES

Tract Number : 1771

Description : F1/2B T-15-N R-13-E SEC 32 & 33
FSA Physical Location : INDIANA/FAYETTE
ANSI Physical Location : INDIANA/FAYETTE
BIA Unit Range Number :
HEL Status : NHEL; No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DONALD GENE HADLER TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
26.93	26.93	26.93	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	26.93	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	13.04	0.00	130
Soybeans	12.98	0.00	43
TOTAL	26.02	0.00	

NOTES

FSA INFORMATION

INDIANA
FAYETTE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2396
Prepared : 11/14/23 10:49 AM CST
Crop Year : 2024

Tract Number : 2273
Description : T14N R13E Sec 33
FSA Physical Location : INDIANA/FAYETTE
ANSI Physical Location : INDIANA/FAYETTE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DONALD GENE HADLER TRUST
Other Producers : None
Recon ID : 18-041-2007-32

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
230.81	214.14	214.14	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	214.14	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	102.13	0.00	130
Soybeans	107.38	0.00	43
TOTAL	209.51	0.00	

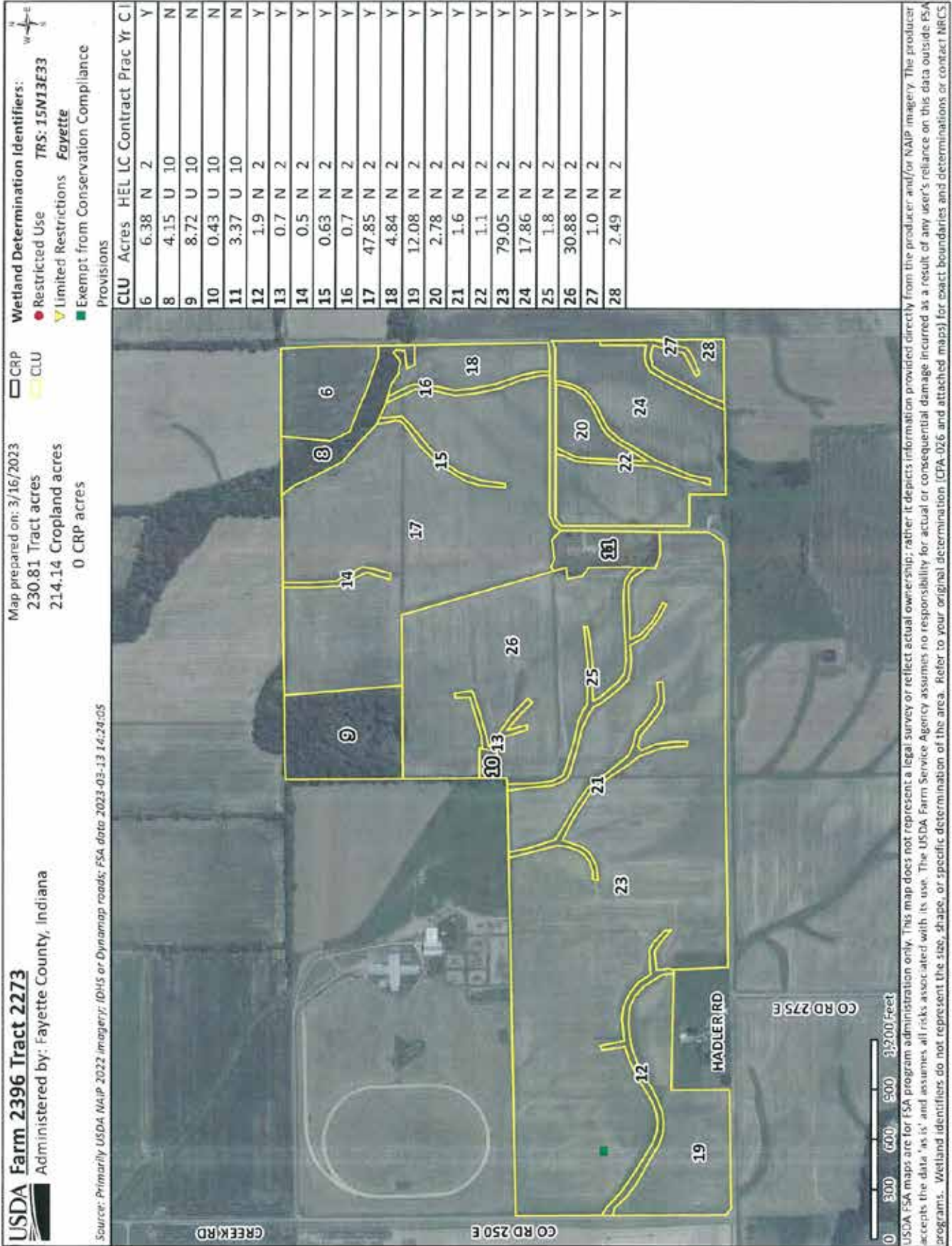
NOTES

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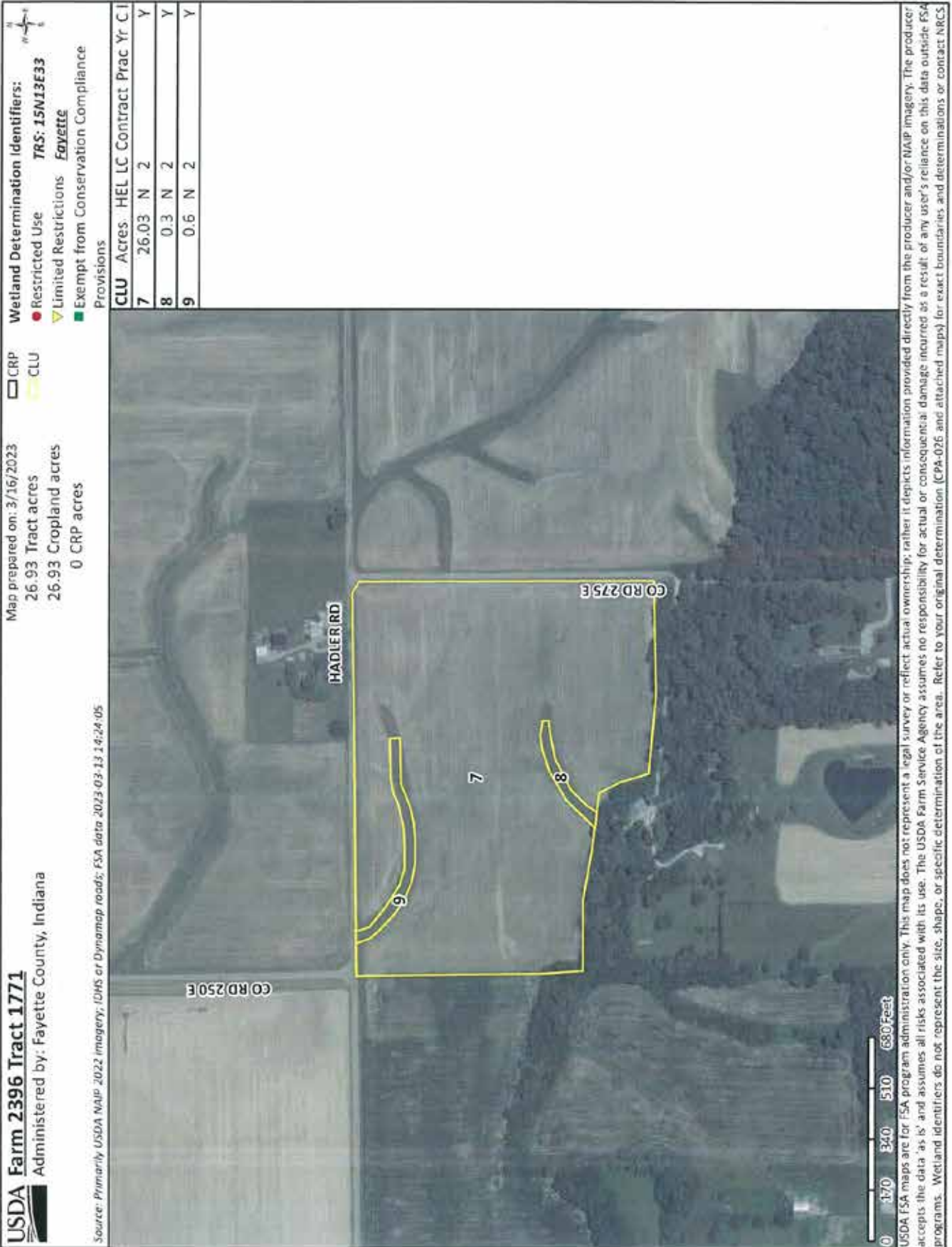
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 677-8339. Additionally, program information may be made available in languages other than English.

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

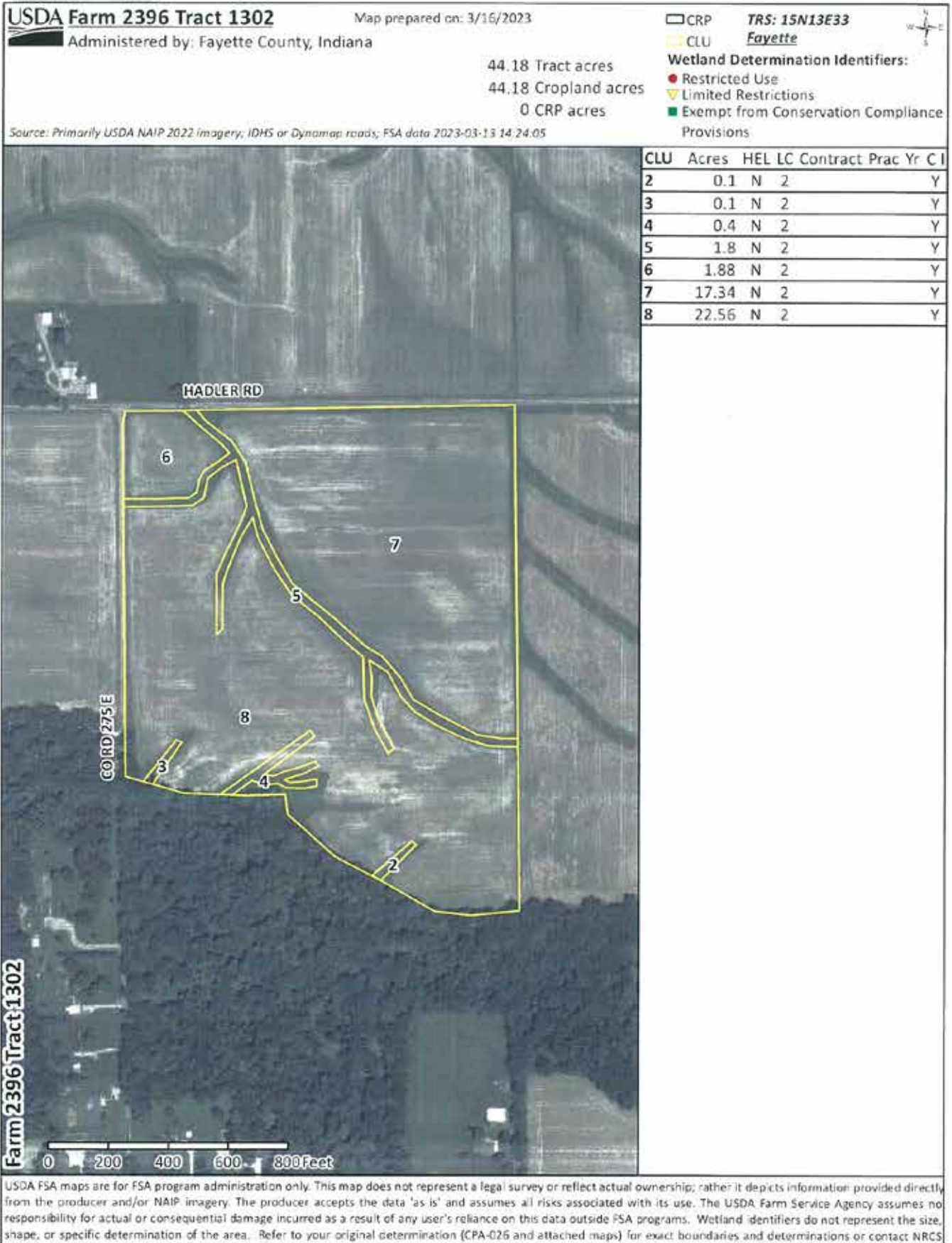
FSA INFORMATION



FSA INFORMATION



FSA INFORMATION



YIELD HISTORY

YIELD HISTORY

aph 23.pdf

2022 01APHD.M

END: 12/21/2022

documents@naucountry.com Fax to: 763-233-4400

Crop Year 2023

Page 2 of 7



Policy #: IN-942-6081188-23

tion History (APH) Database
p Insurance

Created By: IN214008
Create: 12/21/2022

Agency Code: 13-2140
Agency Name: GORDON & ASSOC CROP INS LLC

Crop Plan		CORN RP		Unit #		0001-0002	
County		065 - Henry		Type		GSG	
Practice		NON IRR		Options		BUMCTAYAYC	
Yield Limit		14-Default Yield Limitation		Yield Limit		9-Ya - 60% Yield Adjusted	
Farm Name		GOLD FARM		FSA Farm #		FSA Tract #	
Other Ident		TWP-RGE Section		FSA Farm #		FSA Tract #	
FSA Farm #		016N017E 7		2396		2273, 1771, 11302	
FSA Farm #		016N017E 7		2396		2273, 1771, 11302	
1	160A	M	183	179	179	179	179
2	157A	H	172	162	162	162	162
3	157A	H	172	162	162	162	162
4	157A	H	172	162	162	162	162
5	189A	H	199	160	160	160	160
6	186A	H	192	169	169	169	169
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13	186A	H	192	169	169	169	169
14	186A	H	192	169	169	169	169
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100	186A	H	192	169	169	169	169

Additional Line #'s for Unit Lowest Line # displayed
Crop Year: 2023
Page 3 of 7

PRELIMINARY TITLE

PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Commonwealth Land Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 90 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16

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PRELIMINARY TITLE



2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
 - (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
 - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
 - (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
 - (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

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ALTA Commitment for Title Insurance 8-1-16



PRELIMINARY TITLE



The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.


8. **PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. **ARBITRATION**

The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

Countersigned:


Authorized Signatory
Abstracts of Richmond, Inc
25 North 8th Street
Richmond, IN 47374

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By:


Michael J. Nolan
President

ATTEST:


Marjorie Nemzura
Secretary

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ALTA Commitment for Title Insurance 8-1-16

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PRELIMINARY TITLE



Transaction Identification Data for reference only:

Issuing Agent: Abstracts of Richmond, Inc
Issuing Office: 25 North 8th Street, Richmond, IN 47374
ALTA® Universal ID: 1032538
Issuing Office File Number: 2023-757
Commitment Number: 2023-757
Property Address: 2712 Hadler Road, and 0 Hadler Road, Connersville, IN 47331

SCHEDULE A

1. Commitment Date: 11/29/2023 at 8:00 AM
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy TBD

PROPOSED INSURED: **TBD**
3. The estate or interest in the Land described or referred to in this Commitment is:

Parcel One, Two, Three & Four: fee simple, and title to the estate or interest in the Land is at the Commitment Date vested in

The Donald Gene Hadler Trust, under date of agreement April 2, 2006
4. The Land is described as follows:

Property description set forth in "Exhibit A" attached hereto and made a part hereof.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

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ALTA Commitment for Title Insurance 8-1-16

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PRELIMINARY TITLE



SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Duly authorized and executed Trustee's Deed from Donald Gene Hadler, Trustee of The Donald Gene Hadler Trust dated April 2, 2006, to TBD, to be executed and recorded at closing. (Parcel One, Two, Three & Four)
6. To be paid and satisfied of record that certain Mortgage to The Union County National Bank of Liberty from Donald G. Hadler and Carol J. Hadler, in the original loan amount of \$125,500.00, dated and acknowledged November 1, 2004, and recorded November 3, 2004, at Instrument No. 2004004825 in the office of the Recorder of Fayette County, Indiana. (Parcels One, Two & Three)

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ALTA Commitment for Title Insurance 8-1-16



PRELIMINARY TITLE



SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance or other matter affecting the Land that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Affecting Parcel One: 21-03-33-100-002.000-015

Real estate taxes assessed for the year 2022 are a lien and are due in two installments payable May 10 and November 10, 2023

Assessed in the name of: Donald Gene Hadler, Trustee of The Donald Gene Hadler Trust dated April 2, 2006

Tax Duplicate No.: 009-00078-00

Taxing Unit and Code: WATERLOO TOWNSHIP

Land: \$0.00

Improvements: \$0.00

Exemptions: \$3,000.00 (M)

May installment of \$983.72 PAID

November installment of \$983.72 PAID

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ALTA Commitment for Title Insurance 8-1-16



PRELIMINARY TITLE



8. Affecting Parcel Two: 21-03-33-300-002.000-015

Real estate taxes assessed for the year 2022 are a lien and are due in two installments payable May 10 and November 10, 2023

Assessed in the name of: Donald Gene Hadler, Trustee of The Donald Gene Hadler Trust dated April 2, 2006
Tax Duplicate No.: 009-00250-00
Taxing Unit and Code: WATERLOO TOWNSHIP
Land: \$0.00
Improvements: \$0.00
Exemptions: \$0.00
May installment of \$631.18 PAID
November installment of \$631.18 PAID

9. Real estate taxes assessed for the year 2023, not yet due and payable 2024, a lien in an amount unknown.

10. Affecting Parcel Three: 21-03-33-300-006.000-015

Real estate taxes assessed for the year 2022 are a lien and are due in two installments payable May 10 and November 10, 2023

Assessed in the name of: Donald Gene Hadler, Trustee of The Donald Gene Hadler Trust dated April 2, 2006
Tax Duplicate No.: 009-00046-03
Taxing Unit and Code: WATERLOO TOWNSHIP
Land: \$0.00
Improvements: \$0.00
Exemptions: \$0.00
May installment of \$376.51 PAID
November installment of \$376.51 PAID

11. Real estate taxes assessed for the year 2023, not yet due and payable 2024, a lien in an amount unknown.

12. Affecting Parcel Four: 21-03-33-200-001.000-015

Real estate taxes assessed for the year 2022 are a lien and are due in two installments payable May 10 and November 10, 2023

Assessed in the name of: Donald Gene Hadler, Trustee of The Donald Gene Hadler Trust dated April 2, 2006
Tax Duplicate No.: 009-00079-00
Taxing Unit and Code: WATERLOO TOWNSHIP
Land: \$0.00
Improvements: \$22,100.00
Exemptions: \$0.00
May installment of \$2,420.86 PAID
November installment of \$2,420.86 PAID

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ALTA Commitment for Title Insurance 8-1-16



PRELIMINARY TITLE



13. Real estate taxes assessed for the year 2023, not yet due and payable 2024, a lien in an amount unknown.

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ALTA Commitment for Title Insurance 8-1-16



PRELIMINARY TITLE



EXHIBIT A Property Description

Issuing Office File No.: 2023-757

PARCEL ONE:

The South Half of the Northwest Quarter of Section Thirty-Three (33) in Township Fifteen (15) North, Range Thirteen (13) East, containing Eighty (80) acres, more or less.

SAVE AND EXCEPT the following described real estate:

A part of the Northwest Quarter of Section 33, Township 15 North, Range 13 East, Waterloo Township, Fayette County, State of Indiana, described as follows: Beginning at a mag nail on the south line of said Quarter Section and within Hadler Road North 90 degrees 00 minutes 00 seconds East (assumed bearing) 784.05 feet from a P-K nail found over a stone at the southwest corner of said Northwest Quarter; thence along existing fence lines the following 6 calls, to-wit: (1) North 00 degrees 35 minutes 27 seconds West 350.22 feet to a wood corner post, (2) South 88 degrees 59 minutes 12 seconds East 370.92 feet to a wood corner post, (3) South 52 degrees 13 minutes 30 seconds East 23.70 feet to a wood corner post, (4) North 89 degrees 05 minutes 23 seconds East 407.77 feet to a wood corner post, (5) South 00 degrees 20 minutes 50 seconds East 235.91 feet to a wood corner post, and (6) South 06 degrees 43 minutes 57 seconds East 100.39 feet to a mag nail on said south line and within said road; thence along said south quarter section line and along said road South 90 degrees 00 minutes 00 seconds West 806.90 feet to the point of beginning, containing 6.215 acres, The above description is based on a survey completed under the direction of Gary Dubois, LS80040464 under date of October 20, 2004.

PARCEL TWO:

The East Half of the Southwest Quarter of Section 33, Township Number 15 North, Range number 13 East.

SAVE AND EXCEPT, the following described real estate, to-wit:

A part of the East Half of the Southwest Quarter of Section 33, Township 15 North, Range 13 East of the Second Principal Meridian and situated in the Township of Waterloo, County of Fayette, State of Indiana, and more particularly described as: Beginning at a point marked with a railroad spike on the South line of the said Quarter with said spike being the intersection point of the mean centerlines of Fayette County Roads 460N and 275E with the said point being South 89 degrees, 0 minutes East, a distance of 1,321.00 feet from the Southwest corner of the said Section and from the point turn to run North on the mean centerline of said Road 275E on a bearing of North 0 degrees, 59 minutes East, a distance of 545.000 only feet to a railroad spike in the gravel surface and on the mean centerline of said Road 275E; thence turn to run on a bearing of South 89 degrees, 0 minutes East, a distance of 400.00 only feet to an iron pipe stake; thence turn to run on a bearing of South 0 degrees, 59 minutes West, a distance of 545.00 only feet to a railroad spike in the blacktop surface and on the mean centerline of said Road 400N and the South line of said Section; thence turn to run on a bearing of North 89 degrees, 0 minutes West on the said South Section line, a distance of 400.00 only feet to the railroad spike at the point of beginning and containing 5.000 acres,

SAVE AND EXCEPT, the following described real estate, to-wit:

Part of the East half of the Southwest Quarter of Section 33, Township 15 North, Range 13 East, Waterloo Township, Fayette County, Indiana, bounded and described as follows: Beginning at a cast iron monument at the
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PRELIMINARY TITLE



southeast corner of said Southwest Quarter; thence along the south line of said quarter section and the mean centerline of Fayette County Road No. 400 North a bearing of North 89 degrees 00 minutes West 457.03 feet to an iron bolt; thence North 00 degrees 55 minutes East 1041.49 feet to an iron pipe stake; thence South 59 degrees 29 minutes East 219.94 feet to an iron pipe stake; thence South 86 degrees 52 minutes East 266.00 feet to an iron pipe stake on the east line of said Southwest Quarter; thence along said east line South 00 degrees 55 minutes West 923.22 feet to the point of beginning, containing 10.00 acres.

SAVE AND EXCEPT, the following described real estate, to-wit:

Part of the East Half of the Southwest Quarter of Section 33, Township 15 North, Range 13 East, Waterloo Township, Fayette County, Indiana, bounded and described as follows: Beginning at an iron bolt in the asphalt pavement of a Fayette County Road No. 400 North, said bolt being on the south line of said Southwest Quarter North 89 degrees 60 minutes West 457.03 feet from a cast iron monument at the southeast corner of said Southwest Quarter; thence along said south line and along said road North 89 degree 00 minutes West 461.00 feet to a railroad spike at the southeast corner of a certain 5.000 acre tract now or formerly owned by Larry E. Smith and Evelyn F. Smith, recorded in Deed Record 71, page 226, Office of the Recorder of Fayette County, Indiana; thence along the east line of said 5.000 acre tract North 00 degrees 59 minutes East 545.00 feet to an iron pipe stake at the northeast corner of said tract; thence along the north line of said 5.000 acre tract and its westward extension North 89 degrees 00 minutes West 402.58 feet to a point on the west line of the East Half of said Southwest Quarter, said point being in the gravel surface of Fayette County Road No. 275. East; thence along said west line and along said road North 00 degrees 55 minutes East 799.52 feet to an iron pipe stake; thence south 97 degrees 11 minutes East 530.74 feet to an iron pipe stake; thence South 2 degrees 49 minutes West 96.00 feet to an iron pipe stake; thence South 59 degrees 29 minutes East 386.10 feet to an iron pipe stake; thence South 00 degrees 55 minutes West 1041.49 feet to the point of beginning, containing 19.90 acres.

PARCEL THREE:

A part of the Southwest Quarter of Section 33, Township 15 North, Range 13 East in Waterloo Township, Fayette County, Indiana, being bounded and described as follows: Beginning at a P.K. Nail over a Stone at the Northwest Corner of the Southwest Quarter of said Section 33; thence south 89 degrees 42 minutes 21 seconds east along the North line of said Southwest Quarter and the centerline of Hadler Road 1320.41 feet to a railroad spike; thence south 00 degrees 20 minutes 10 seconds west along the centerline of County Road #275E, 1033.01 feet to a point; thence north 87 degrees 46 minutes 25 seconds west along an existing fence line 700.04 feet to a wood post; thence north 22 degrees 54 minutes 38 seconds west along said fence line 195.33 feet to a wood post; thence north 02 degrees 52 minutes 21 seconds west along said fence line 529.17 feet to a re-bar stake; thence north 00 degrees 19 minutes 03 seconds east along said fence line 109.27 feet to a wood post; thence north 60 degrees 10 minutes 31 seconds west along said fence line 17.85 feet to a wood post; thence north 73 degrees 15 minutes 35 seconds west along said fence line 4.66 feet to a re-bar stake on the West line of said Southwest Quarter; thence North 00 degrees 30 minutes 13 seconds east along said section line 647.53 feet to the point of beginning, containing 27.982 acres. The above described tract being a part of the land described in Deed Record Book 82, pages 567-568 in the Office of the Recorder of Fayette County, Indiana.

PARCEL FOUR:

TRACT ONE:

A part of the Northeast Quarter of Section 33, Township 15 North, Range 13 East, Waterloo Township, Fayette County, Indiana, bounded and described as follows:

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PRELIMINARY TITLE



Beginning at a railroad spike on the mean centerline of Fayette County Road 330E, said point being North 89 degrees 39 minutes East 1493.30 feet and North 00 degrees 15 minutes East 631.75 feet from the Southwest corner of the Northeast Quarter of said Section; thence North 89 degrees 45 minutes West 208.71 feet to a re-bar stake; thence North 00 degrees 15 minutes East 208.71 feet to a re-bar stake; thence South 89 degrees 45 minutes East 208.71 feet to a railroad spike on the mean centerline of Fayette County Road 330 E; thence South 00 degrees 15 minutes West along said road centerline 208.71 feet to the point of beginning, containing 1.00 acre and being subject to the right-of-way of Fayette County Road 3308 across the entire East side of the above described tract.

TRACT TWO:

The Northeast Quarter of Section 33, Township 15 North, Range 13 East, containing 160 acres, more or less.

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PRELIMINARY TITLE



CHAIN OF TITLE

The only conveyances affecting said land, constituting a twenty-four (24) month chain of title, are as follows:

Parcel One, Two & Three:

1. Donald Gene Hadler to The Donald Gene Hadler Trust, under date of agreement April 2, 2006, by Quit Claim Deed dated April 11, 2006, and recorded on April 21, 2006, at Instrument Number 2006001579 in the Official Records of the Fayette County Recorder's Office.
2. Carol J. Hadler to Donald Gene Hadler by Quit Claim Deed dated January 10, 2006, and recorded on January 20, 2006, at Instrument Number 2006000201 in the Official Records of the Fayette County Recorder's Office.
3. The Earl C. Hadler Family Trust, dated June 18, 1992, to Donald G. Hadler and Carol J. Hadler, husband and wife by Trust Warranty Deed dated November 1, 2004, and recorded on November 3, 2004, at Instrument Number 2004004824 in the Official Records of the Fayette County Recorder's Office.

Parcel Four:

1. Donald Gene Hadler to Donald Gene Hadler, Trustee of The Donald Gene Hadler Trust dated April 2, 2006 by Quit Claim Deed dated December 31, 2006, and recorded on January 4, 2007, at Instrument Number 20070000040 in the Official Records of the Fayette County Recorder's Office.
2. Carol J. Hadler to Donald Gene Hadler by quit claim deed dated 01/10/2006 and recorded on 01/10/2006 as Instrument Number 20060000092 in the Official Records of the Fayette County Recording Office.
3. Earl C. Hadler to Donald G. Hadler and Carol J. Hadler, husband and wife by Warranty Deed dated May 28, 1992, and recorded on May 28, 1992, in Book 91 at Page 71 in the Official Records of the Fayette County Recorder's Office.

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PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



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