

# Auction

*Farmland with Residential Development Potential!*

Tuesday,  
January 30<sup>th</sup>  
6:00pm

Whitley County, IN • Jefferson Township  
Located on W County Line Road

**102±**  
*Acres*

offered in 2 Tracts

# INFORMATION BOOKLET

- Productive farmland in a great location!
- Great Future Development potential!
- 95± Cropland Acres
- Conveniently located near Southwest Fort Wayne
- Deer and Turkey



800-451-2709 • [SchraderAuction.com](http://SchraderAuction.com)

## DISCLAIMER:

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

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

**SELLER: Wulff Laux Revocable Living Trust**

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

AC63001504, AU12100017, AU01050022



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

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

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

### TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 2 tracts, (Subject to "Swing" Tract Limitations) and as a total 102± acre unit. There will be open bidding on all tracts during the auction as determined by the Auctioneer.

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

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

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

**DEED:** Seller shall provide Warranty Deed(s).

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

**POSSESSION:** Possession is at closing.

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

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

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

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

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

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



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**For Information Call Auction Managers:  
Drew Lamle, 260-609-4926 & Arden Schrader, 260-229-2442**



# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, JANUARY 30, 2024**

**102± ACRES – COLUMBIA CITY, 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Tuesday, January 23, 2024.  
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**  
**102± Acres • Whitley County, Indiana**  
**Tuesday, January 30, 2024**

**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, January 30, 2024 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, January 23, 2024**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

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

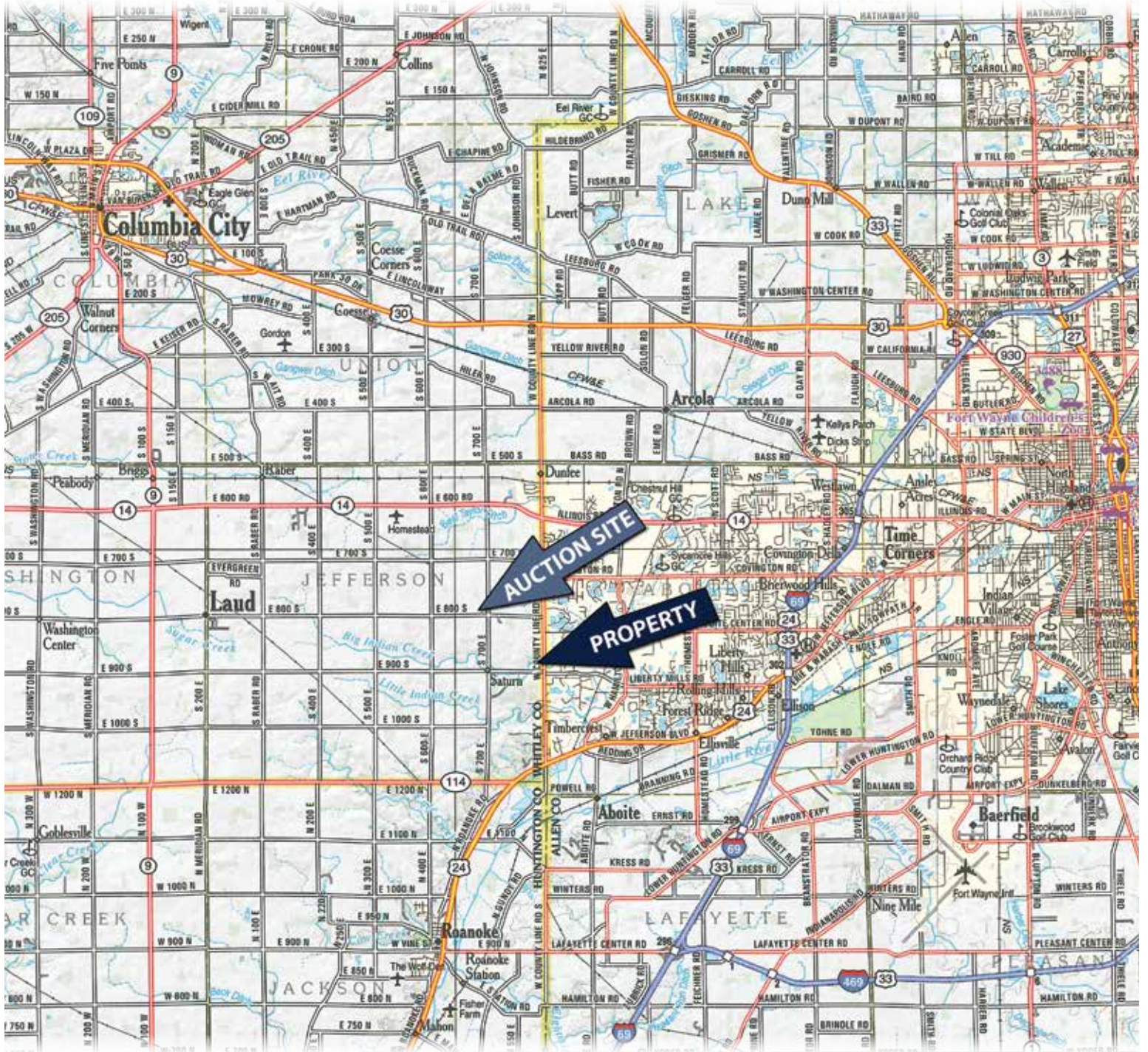
E-mail address of registered bidder: \_\_\_\_\_

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



# **LOCATION & AERIAL TRACT MAPS**

# LOCATION MAP



**Auction Location:** Saturn Christian Church, 6731 E 800 S, Columbia City, Indiana 46725

**Property Directions:** From the intersection of State Road 14 (Illinois Road) and W County Line Road (S 800 E) – Travel south on W County Line Road (S 800 E) for 2.3 miles and the property entrance will be on the right (West side of the road).



# AERIAL MAP



**INSPECTION DATES:**  
Thursday, January 4th • 3pm-5pm  
Saturday, January 13th • 9am-10:30am

## **TRACT DESCRIPTIONS:**

**TRACT 1: 53± ACRES** this tract is accessed from W County Line Road. The gently rolling topography and wooded boundary line offer a scenic setting!

**TRACT 2: "SWING TRACT": 49± ACRES** of mostly, productive tillable farmland. Study the opportunity to add this tract to your existing farm or combine with Tract 1 for a total of 102± acres!

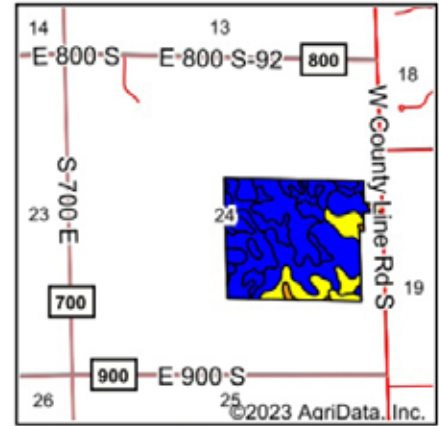
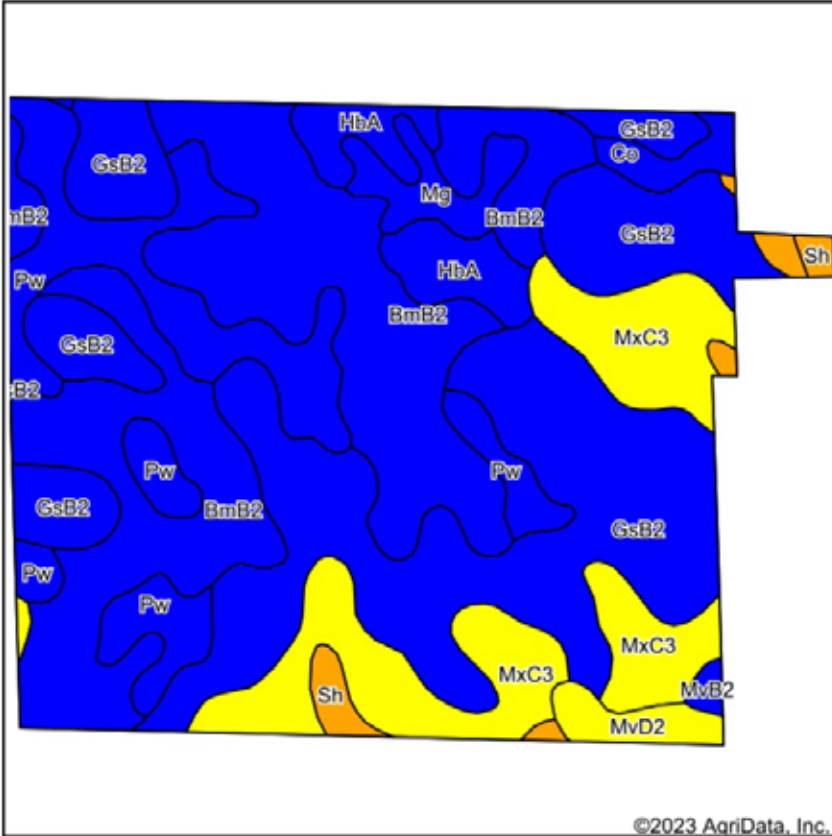




# **SOIL INFORMATION**



# SOIL MAP



State: Indiana  
 County: Whitley  
 Location: 24-30N-10E  
 Township: Jefferson  
 Acres: 105.64  
 Date: 12/12/2023



Maps Provided by:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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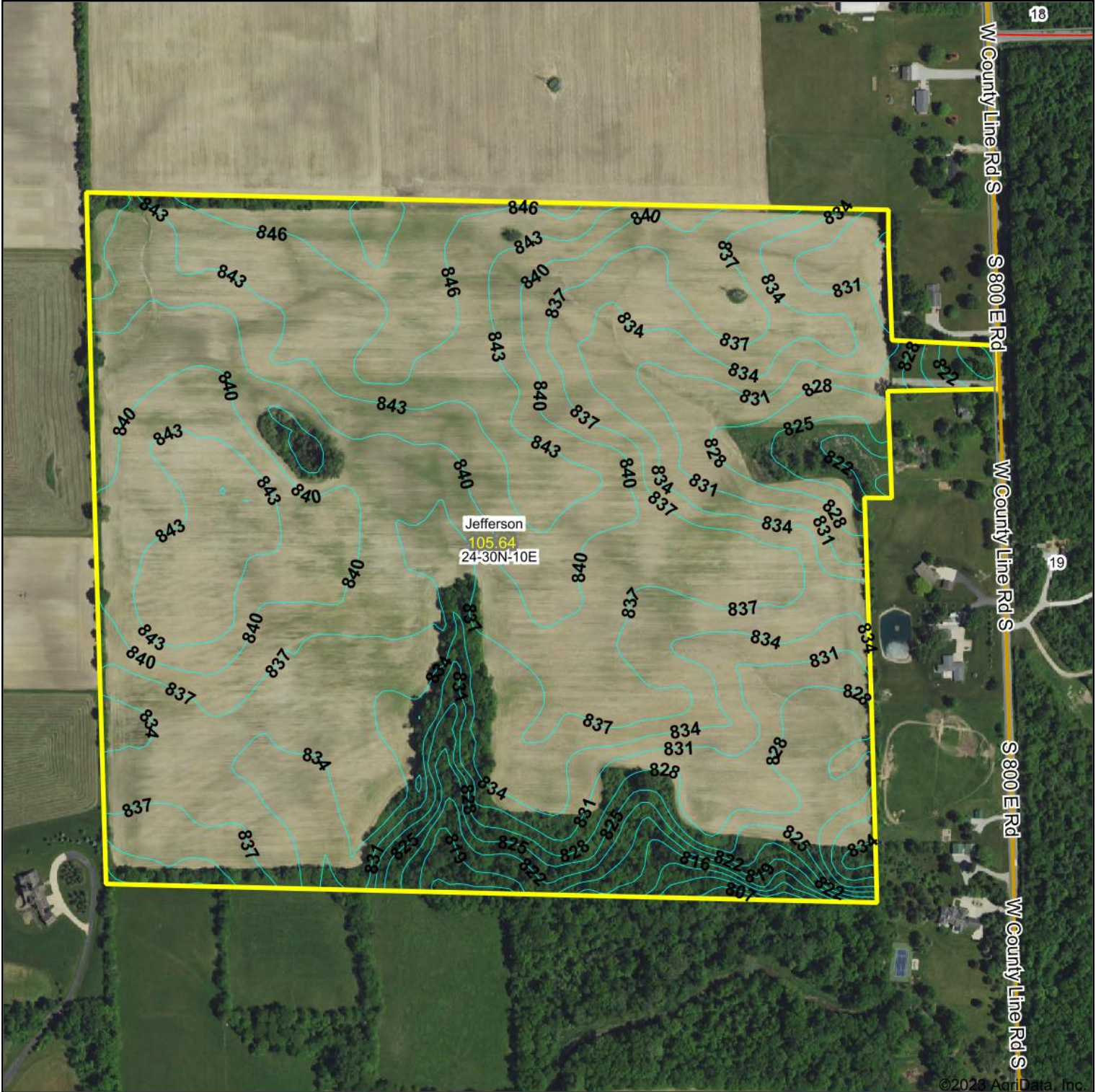
Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	35.41	33.5%		Ile	5	128	18	4	8	78		41	58	
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	31.39	29.7%		Ile		137	17	5			9	50	54	
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	14.19	13.4%		IVe		105	15	4	7			37	47	
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	13.24	12.5%		IIw		157		5	11			47	64	
HbA	Haskins loam, 0 to 3 percent slopes	4.11	3.9%		IIw		158		5	11			59	62	
Mg	Mermill loam	2.33	2.2%		IIw		170	23	6			11	49	68	
MvD2	Morley loam, 12 to 20 percent slopes, eroded	1.54	1.5%		IVe		100	15	3			7	35	45	
Sh	Shoals silt loam, sandy substratum, frequently flooded	1.43	1.4%		IIIw		117	19					38		
Co	Coesse silty clay loam	1.25	1.2%		IIw		150	22	5			10	44	60	
MvC2	Morley loam, 6 to 12 percent slopes, eroded	0.40	0.4%		IIIe		115	18	4			8	40	52	
MvB2	Morley loam, 3 to 6 percent slopes, eroded	0.35	0.3%		Ile		119	17	4			8	42	53	
<b>Weighted Average</b>						<b>2.32</b>	<b>1.7</b>	<b>132.9</b>	<b>14.5</b>	<b>4.4</b>	<b>5.4</b>	<b>26.1</b>	<b>3.2</b>	<b>44.7</b>	<b>54.8</b>



# TOPO CONTOURS MAP



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 803.6

Max: 850.2

Range: 46.6

Average: 835.9

Standard Deviation: 7.19 ft



12/12/2023

24-30N-10E  
Whitley County  
Indiana

Boundary Center: 41° 2' 26.37, -85° 20' 27.52

Maps Provided By:



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# **FSA INFORMATION**



# FSA INFORMATION





# FSA INFORMATION

INDIANA  
WHITLEY  
Form: FSA-156EZ



FARM : 851  
Prepared : 12/14/23 8:52 AM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : KENNETH L LAUX  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC Giff Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
112.47	95.22	95.22	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	95.22	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	23.80	0.00	68	
Com	23.80	0.00	150	
Soybeans	47.60	0.00	44	
<b>TOTAL</b>	<b>95.20</b>	<b>0.00</b>		

### NOTES

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Tract Number : 2413  
Description : L10/T30N R10E/SEC24/Jefferson Twp/Whitley Co  
FSA Physical Location : INDIANA/WHITLEY  
ANSI Physical Location : INDIANA/WHITLEY  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : LARRY LAUX  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
112.47	95.22	95.22	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

INDIANA  
WHITLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 851  
Prepared : 12/14/23 8:52 AM CST  
Crop Year : 2024

### Tract 2413 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Ref Activity	SOD
0.00	0.00	95.22	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	23.80	0.00	68
Corn	23.80	0.00	150
Soybeans	47.60	0.00	44
<b>TOTAL</b>	<b>95.20</b>	<b>0.00</b>	

### NOTES

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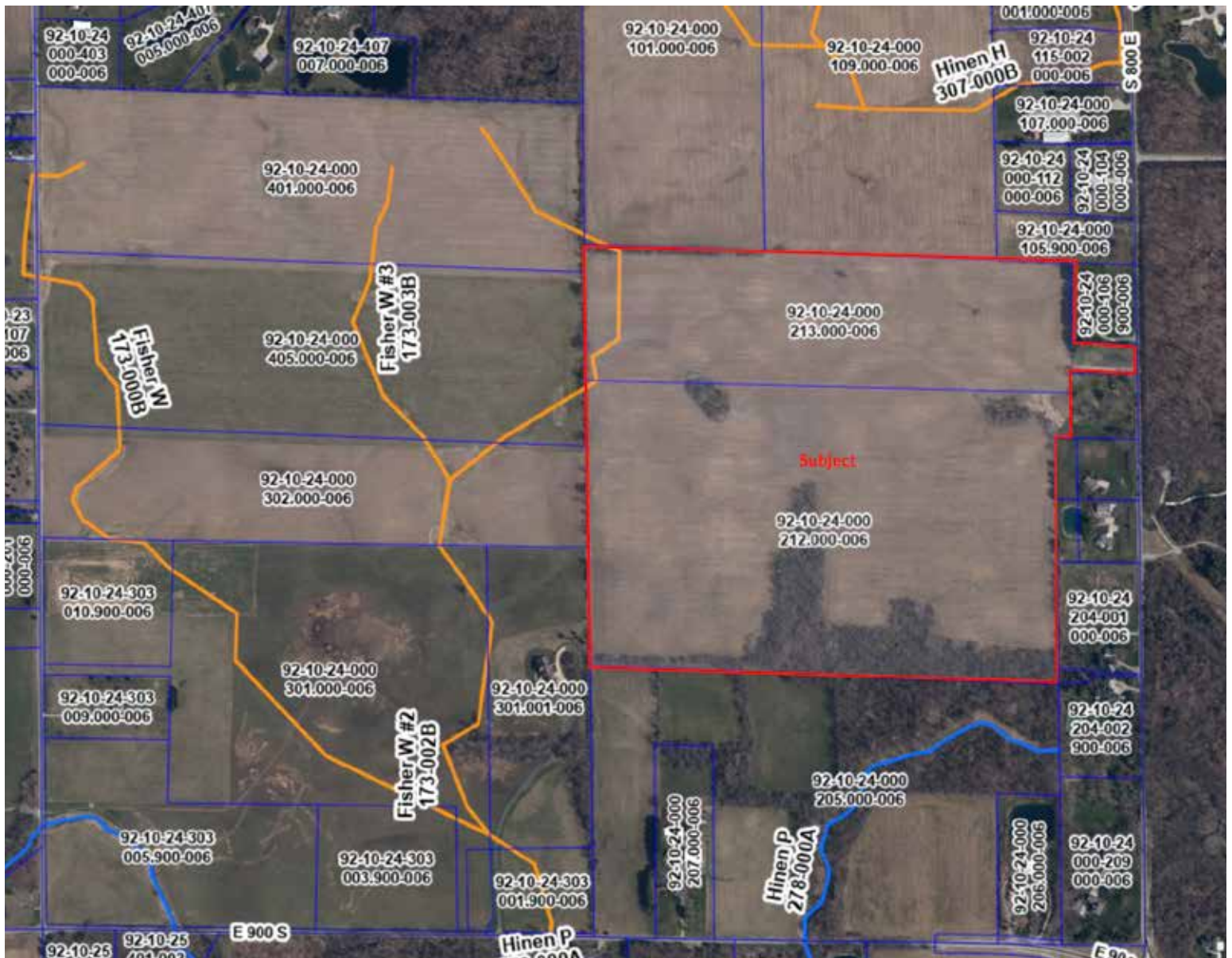
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](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) 632-8992. 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) 650-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# **COUNTY DRAINAGE MAP**

# COUNTY DRAINAGE MAP



# TAX INFORMATION



# TAX INFORMATION

## Whitley County, IN

### Summary

Parcel ID 92-10-24-000-212.000-006  
 Property Address S 800 E-92  
 Fort Wayne, IN, 46814  
 Brief Legal Description PT NE4 N2 SE4 S24 T30 R10 73.800A  
 (Note: Not to be used on legal documents)  
 Instrument Nbr N/A  
 Doc Nbr N/A  
 Tax District Jefferson Township  
 Tax Rate Code 978341 - ADV TAX RATE  
 Property Type 65 - Agricultural  
 Acreage 73.8

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

### Owners

Deeded Owner  
[Laux, Lawrence N Trustee Wulff Nina J Trustee](#)  
 S36w32950 Mumford Ln  
 Dousman, WI 53118

### Taxing District

County: Whitley  
 Township: JEFFERSON TOWNSHIP  
 State District: 006 JEFFERSON TOWNSHIP  
 Local District: 040  
 School Corp: WHITLEY COUNTY CONSOLIDATED  
 Neighborhood: 920610-006 JEFFERSON AG & RURAL

### Site Description

Topography:  
 Public Utilities:  
 Street or Road:  
 Area Quality: Static  
 Parcel Acreage: 73.8  
 Class: 100 - Vacant Land

### Land

Land Type	Size	Rate	Adj. Rate	Ext. Value	Value
Tillable Cropland	17.9610	\$1,900.00	\$1,615.00	\$29,007.02	\$29,010.00
Tillable Cropland	25.8950	\$1,900.00	\$1,463.00	\$37,884.39	\$37,880.00
Non-tillable Land	0.6240	\$1,900.00	\$1,463.00	\$912.91	\$370.00
Woodland	1.0280	\$1,900.00	\$1,463.00	\$1,503.96	\$300.00
Tillable Cropland	0.1470	\$1,900.00	\$2,014.00	\$296.06	\$300.00
Tillable Cropland	0.3310	\$1,900.00	\$1,463.00	\$484.25	\$480.00
Non-tillable Land	0.0730	\$1,900.00	\$1,463.00	\$106.80	\$40.00
Woodland	0.2200	\$1,900.00	\$1,615.00	\$355.30	\$70.00
Non-tillable Land	0.6240	\$1,900.00	\$1,615.00	\$1,007.76	\$400.00
Tillable Cropland	5.004	\$1,900.00	\$1,615.00	\$8,081.46	\$8,080.00
Non-tillable Land	3.3430	\$1,900.00	\$1,140.00	\$3,811.02	\$1,520.00
Tillable Cropland	6.6120	\$1,900.00	\$1,140.00	\$7,537.68	\$7,540.00
Woodland	2.5710	\$1,900.00	\$1,140.00	\$2,930.94	\$590.00
Tillable Cropland	8.5220	\$1,900.00	\$2,109.00	\$17,972.90	\$17,970.00
Woodland	0.5880	\$1,900.00	\$1,938.00	\$1,139.54	\$230.00
Tillable Cropland	0.0370	\$1,900.00	\$1,938.00	\$71.71	\$70.00
Non-tillable Land	0.2200	\$1,900.00	\$1,938.00	\$426.36	\$170.00

### Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
5/22/1997	Laux, Lawrence N Trustee Wulff Nina J Trustee		9705/414	\$0.00
	SPLIT FROM PLEUS FAMILY PARTNERSHIP			\$0.00

# TAX INFORMATION

## Valuation

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Land Value	\$82,900	\$71,300	\$70,800	\$86,300
+ Improvements Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$82,900	\$71,300	\$70,800	\$86,300

## Tax History

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

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$584.20	\$549.36	\$560.92	\$667.01
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$584.20	\$549.36	\$560.92	\$667.01
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$248.83	\$0.00	\$0.00	\$0.00
	5278-000a-Hinen P - \$238.83			
	5173-002b-Fisher W #2 - \$10.00			
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,417.23	\$1,098.72	\$1,121.84	\$1,334.02
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,417.23)	(\$1,098.72)	(\$1,121.84)	(\$1,334.02)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00

*Property taxes for 2022 Pay 2023 are certified.*

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

## Payments

Year	Receipt #	Transaction Date	Amount
2022 Pay 2023	1245013	11/6/2023	\$703.61
2022 Pay 2023	1231035	5/8/2023	\$713.62
2021 Pay 2022	1209861	11/9/2022	\$549.36
2021 Pay 2022	1193883	5/9/2022	\$549.36
2020 Pay 2021	1166664	11/5/2021	\$560.92
2020 Pay 2021	1142364	4/23/2021	\$560.92
2019 Pay 2020	1117915	10/16/2020	\$667.01
2019 Pay 2020	1134475	5/4/2020	\$667.01
2018 Pay 2019	1066949	10/28/2019	\$701.41
2018 Pay 2019	1090678	4/30/2019	\$701.41
2017 Pay 2018	1048348	10/23/2018	\$800.93
2017 Pay 2018	1042431	4/30/2018	\$800.93

## Property Record Cards

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

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

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

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# TAX INFORMATION

## Whitley County, IN

### Summary

Parcel ID 92-10-24-000-213.000-006  
 Property Address S 800 E-92  
 Fort Wayne, IN, 46814  
 Brief Legal Description PT NE4 N2 SE4 S24 T30 R10 28.630A  
 (Note: Not to be used on legal documents)  
 Instrument Nbr N/A  
 Doc Nbr N/A  
 Tax District Jefferson Township  
 Tax Rate Code 978341 - ADV TAX RATE  
 Property Type 65 - Agricultural  
 Acreage 28.63

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

### Owners

Deeded Owner  
[Laux, Lawrence N Trustee Wulff Nina J Trustee](#)  
 S36w32950 Mumford Ln  
 Dousman, WI 53118

### Taxing District

County: Whitley  
 Township: JEFFERSON TOWNSHIP  
 State District 006 JEFFERSON TOWNSHIP  
 Local District: 040  
 School Corp: WHITLEY COUNTY CONSOLIDATED  
 Neighborhood: 920610-006 JEFFERSON AG & RURAL

### Site Description

Topography:  
 Public Utilities:  
 Street or Road:  
 Area Quality: Static  
 Parcel Acreage: 28.63  
 Class: 100 - Vacant Land

### Land

Land Type	Size	Rate	Adj. Rate	Ext. Value	Value
Road Right of Way	0.0710	\$1,900.00	\$1,615.00	\$114.67	\$0.00
Tillable Cropland	10.3050	\$1,900.00	\$1,615.00	\$16,642.58	\$16,640.00
Tillable Cropland	1.0280	\$1,900.00	\$2,014.00	\$2,070.39	\$2,070.00
Tillable Cropland	5.999	\$1,900.00	\$1,463.00	\$8,776.54	\$8,780.00
Land Used by Farm Buildings	0.2940	\$1,900.00	\$1,463.00	\$430.12	\$260.00
Tillable Cropland	4.0770	\$1,900.00	\$2,014.00	\$8,211.08	\$8,210.00
Tillable Cropland	2.3140	\$1,900.00	\$2,185.00	\$5,056.09	\$5,060.00
Tillable Cropland	0.0730	\$1,900.00	\$1,292.00	\$94.32	\$90.00
Tillable Cropland	1.3960	\$1,900.00	\$1,140.00	\$1,591.44	\$1,590.00
Non-tillable Land	0.0730	\$1,900.00	\$1,140.00	\$83.22	\$30.00
Tillable Cropland	3.0000	\$1,900.00	\$2,109.00	\$6,327.00	\$6,330.00

### Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
5/22/1997	Laux, Lawrence N Trustee Wulff Nina J Trustee		9705/414	\$0.00
	SPLIT FROM PLEUS FAMILY PARTNERSHIP			\$0.00

### Valuation

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Land Value	\$38,700	\$33,300	\$33,000	\$40,300
+ Improvements Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$38,700	\$33,300	\$33,000	\$40,300



# TAX INFORMATION

## Tax History

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

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$272.72	\$256.58	\$261.44	\$311.48
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$272.72	\$256.58	\$261.44	\$311.48
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$62.54	\$0.00	\$0.00	\$0.00
5278-000a-Hinen P - \$52.54 5173-002b-Fisher W #2 - \$10.00				
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Charges</b>	<b>\$607.98</b>	<b>\$513.16</b>	<b>\$522.88</b>	<b>\$622.96</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$607.98)	(\$513.16)	(\$522.88)	(\$622.96)
<b>= Total Due</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

*Property taxes for 2022 Pay 2023 are certified.*

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

## Payments

Year	Receipt #	Transaction Date	Amount
2022 Pay 2023	1245014	11/6/2023	\$298.99
2022 Pay 2023	1231036	5/8/2023	\$308.99
2021 Pay 2022	1209862	11/9/2022	\$256.58
2021 Pay 2022	1193882	5/9/2022	\$256.58
2020 Pay 2021	1166665	11/5/2021	\$261.44
2020 Pay 2021	1142363	4/23/2021	\$261.44
2019 Pay 2020	1107110	10/16/2020	\$311.48
2019 Pay 2020	1107845	5/4/2020	\$311.48
2018 Pay 2019	1086034	10/28/2019	\$329.61
2018 Pay 2019	1071500	4/30/2019	\$329.61
2017 Pay 2018	1038916	10/23/2018	\$375.56
2017 Pay 2018	1043884	4/30/2018	\$375.56

## Property Record Cards

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