

Important Land AUCTION

STEBEN COUNTY, IN (OTSEGO TOWNSHIP)

51.9±
acres

OFFERED IN 2 TRACTS
OR COMBINATION

INFORMATION BOOKLET

Productive Tillable Land
Bank Barn • Timber
Potential Country
Building Site

 **SCHRADER**
REAL ESTATE & AUCTION
of Fort Wayne

866.340.0445 | SchraderFortWayne.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: Krohn Irrevocable Trust (Dated 3-21-22)

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

AC63001504, AU19300123, AU12300065



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in TWO (2) individual tracts or in combination as a total 51.9± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment at close of the 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. The terms of this agreement and any addendum are non-negotiable.

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

DEED: Seller shall provide Trustee's Deed(s).

DEED RESTRICTION: The following deed restriction shall apply if the property sells in multiple tracts: All homes must be built to the Indiana 1 & 2 Family Dwelling Code. (This would exclude all mobile homes and typical doublewide modular homes).

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

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before May 2, 2024. The cost for an insured closing will be shared / between Buyer and Seller.

POSSESSION: Buyer(s) shall receive possession at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

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.

TRACT MAP(S) AND ACREAGE: All tract map(s), tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products and are not intended to depict or establish authoritative boundaries or locations.

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 op-

tion and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Additionally, a 25' access easement will be established around the open ditch for Tract #2, if sold separately from Tract #1.

AGENCY: Schrader Real Estate and Auction of Fort Wayne, LLC 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 discretion 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:
Steven C. Coil, 260-446-2037 • Jerry W. Ehle, 260-410-1996**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, MARCH 18, 2024

51.9± ACRES – HAMILTON, 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 Monday, March 11, 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
51.9± Acres • Steuben County, Indiana
Monday, March 18, 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 Monday, March 18, 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, Monday, March 11, 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.

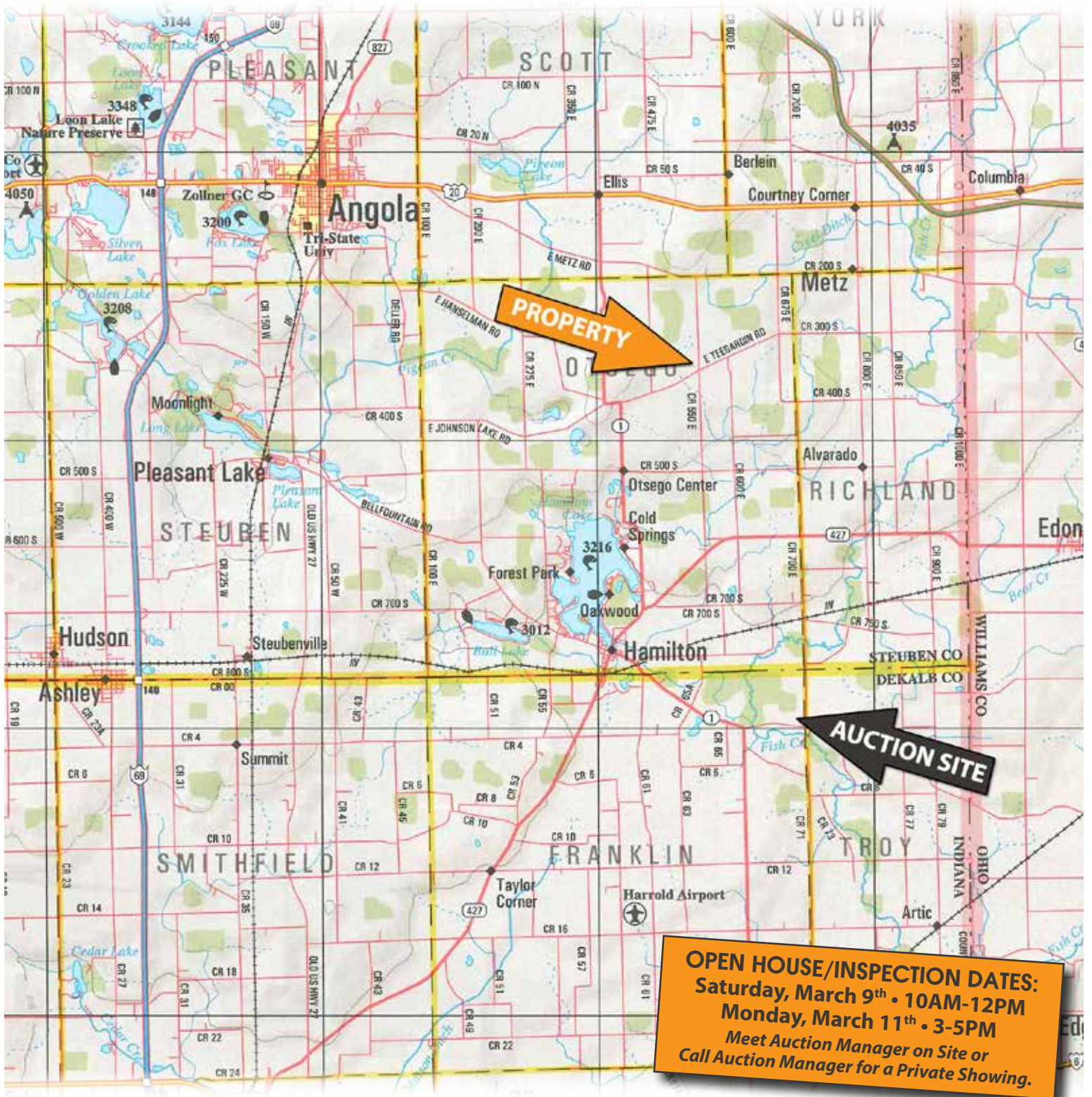
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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: DEKALB COUNTY COON HUNTERS CLUB

7141 County Road 4A, Hamilton, IN 46742.

PROPERTY LOCATION: South 550 East, Hamilton, IN 46742

(Closest address is: 3045 South 550 East, Hamilton, IN 46742, which is between Tegarden Road & Metz Road).

AERIAL MAP



TRACT DESCRIPTIONS:

TRACT 1: 35.5± ACRES: This tract has road frontage on South 550 East, includes mostly productive tillable land with access to a regulated drain for drainage purposes and includes a 2,244± sq. ft. early 1900's bank barn (per Steuben Co. Assessor's Office). The soil is mainly Morley silt loam and Blount silt loam.

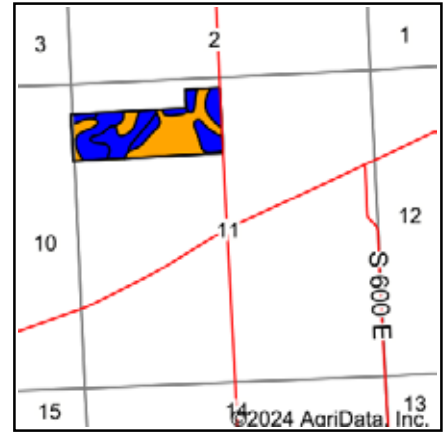
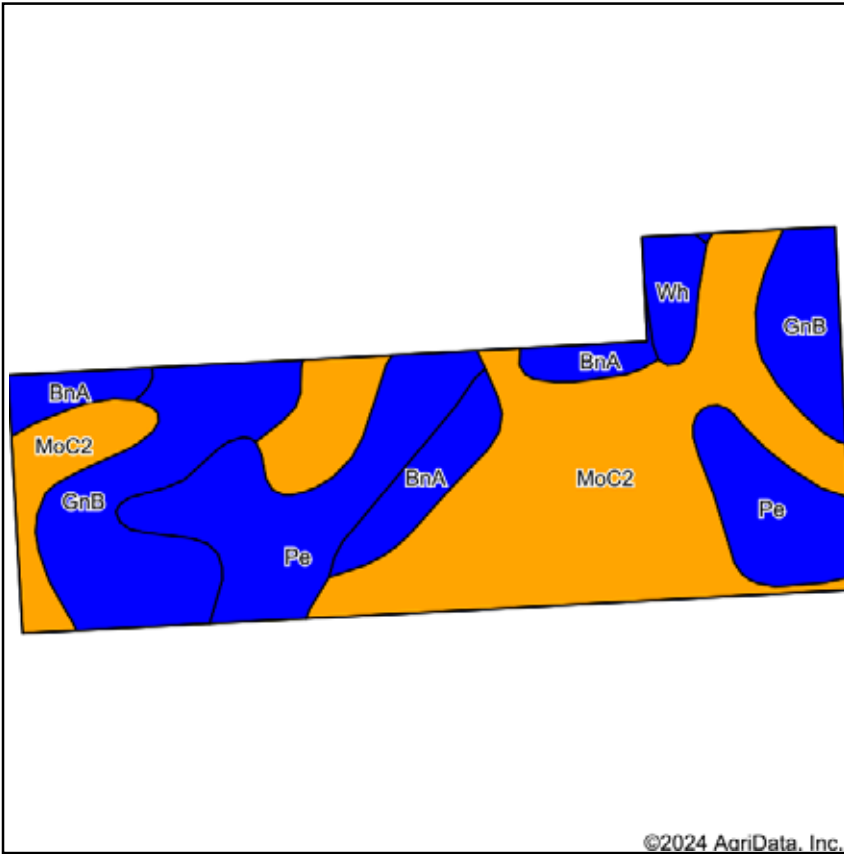
TRACT 2: 16.4± ACRES: This tract has 120' of road frontage on South 550 East and includes 10± acres of timber for potential harvest and/or recreational enjoyment! A 25' access easement will be established around the open ditch, if sold separately from Tract #1. The soil is a mix of Morley silt loam, Blount silt loam and Pewamo silty clay.

Combine Tracts 1 & 2 for 51.9± acres in Steuben County!



SOIL INFORMATION

SOIL MAP



State: **Indiana**
 County: **Steuben**
 Location: **11-36N-14E**
 Township: **Otsego**
 Acres: **53.66**
 Date: **1/22/2024**



Soils data provided by USDA and NRCS.

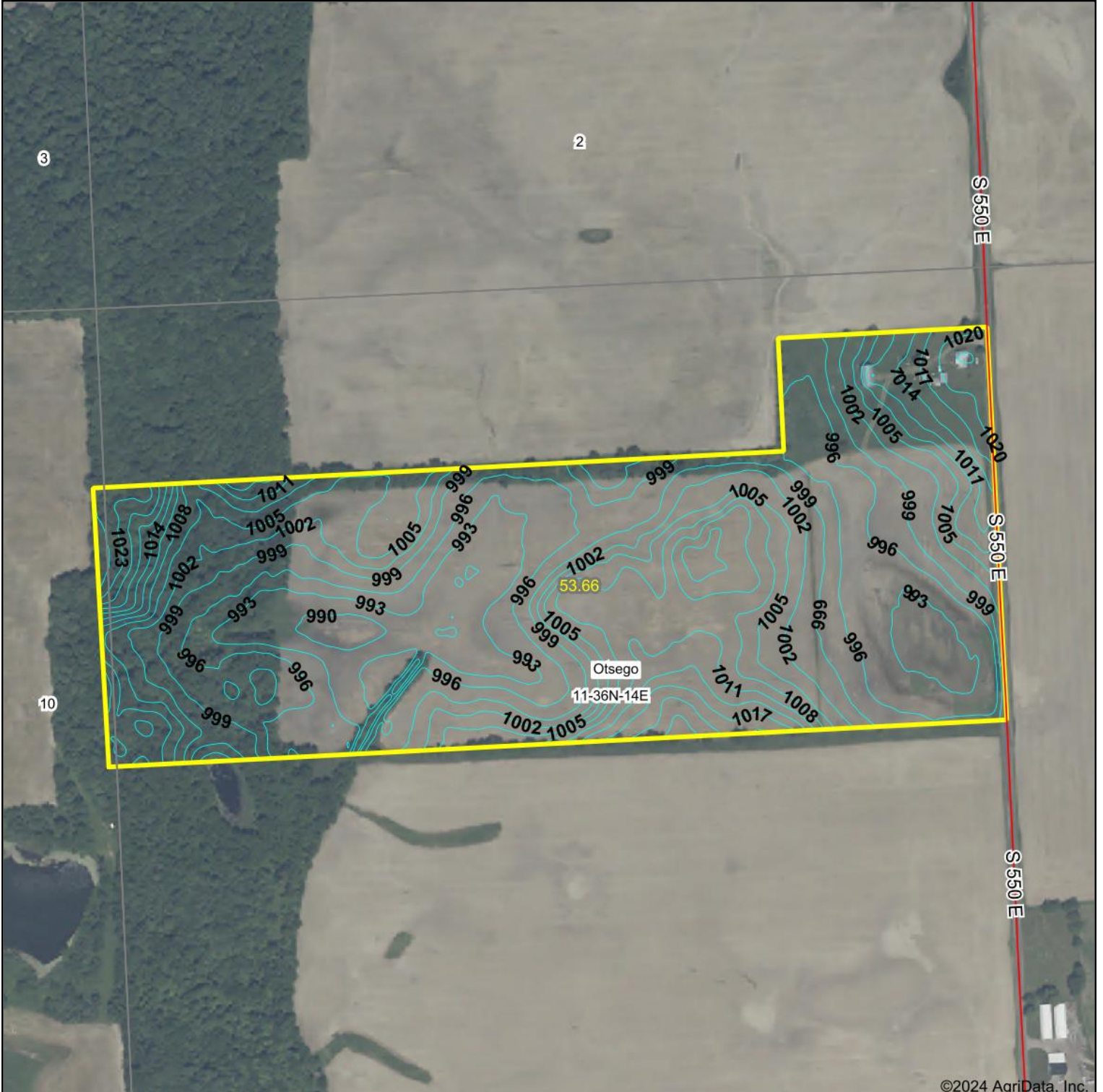
©2024 AgriData, Inc.

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Area Symbol: IN151, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
MoC2	Morley silt loam, 6 to 12 percent slopes, eroded	24.76	46.1%		Ille	118	16	4	8			41	53
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	11.66	21.7%		Ilw	157		5	11			47	64
GnB	Glynwood silt loam, 2 to 6 percent slopes	11.10	20.7%		Ile	133		4	8			46	60
BnA	Blount silt loam, 0 to 2 percent slopes	4.69	8.7%		Ilw	141	1	5	9	4		46	63
Wh	Washtenaw silt loam	1.45	2.7%		Ilw	165	22	5			11	49	66
Weighted Average					2.46	132.9	8.1	4.3	8.5	0.3	0.3	44	58.1

TOPO CONTOURS MAP



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 987.5

Max: 1,029.4

Range: 41.9

Average: 1,001.9

Standard Deviation: 8.1 ft



1/22/2024

11-36N-14E
Steuben County
Indiana

Boundary Center: 41° 35' 58.14, -84° 53' 26.69

Maps Provided By:



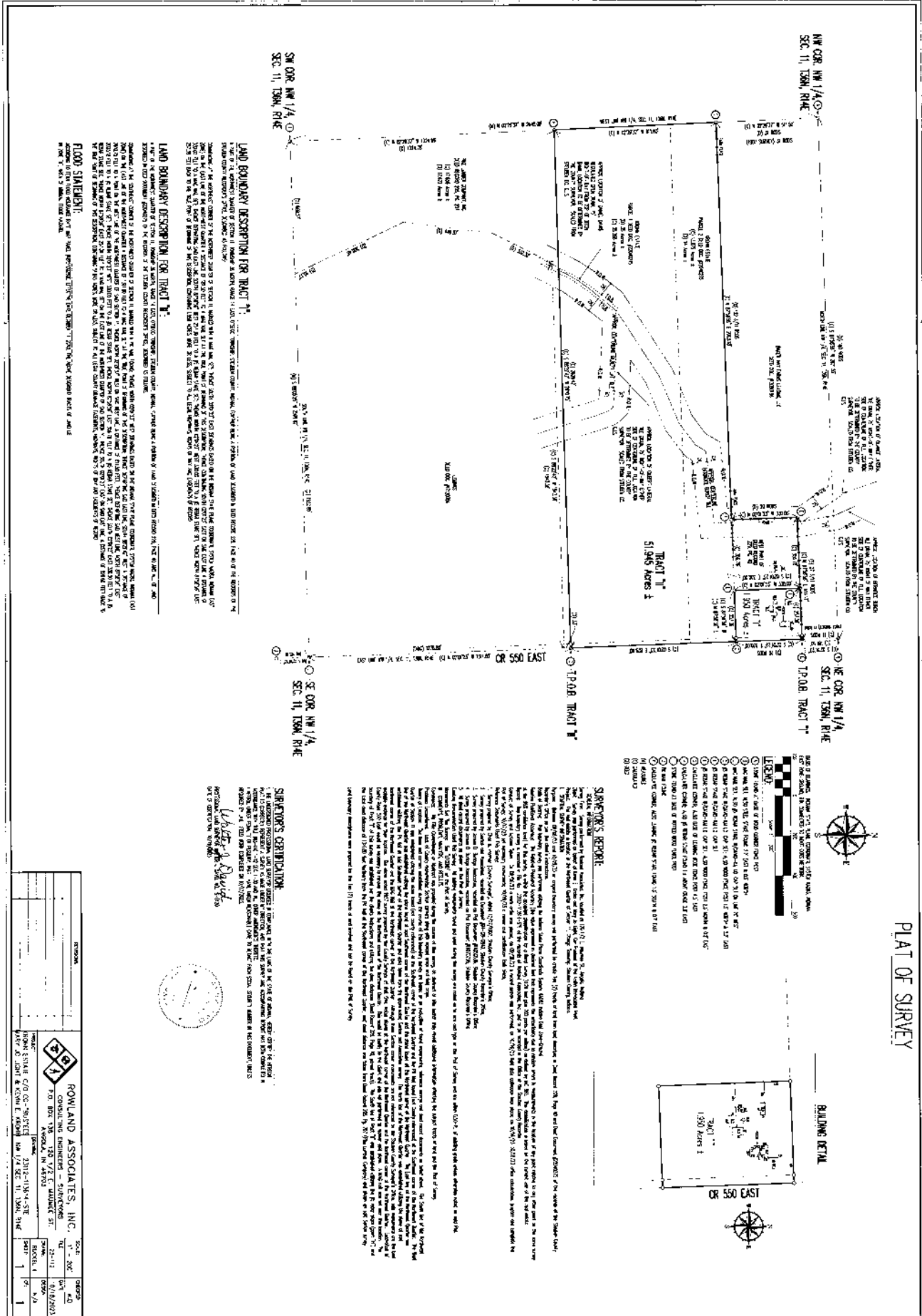
© AgriData, Inc. 2023

www.AgriDataInc.com



PLAT OF SURVEY

PLAT OF SURVEY



LAND BOUNDARY DESCRIPTION FOR TRACT 1

Tract 1, 51.946 Acres, is bounded as follows: On the north by the north line of Section 11, Township 18N, Range 14E, a distance of 110.00 feet; on the east by the east line of Section 11, Township 18N, Range 14E, a distance of 110.00 feet; on the south by the south line of Section 11, Township 18N, Range 14E, a distance of 110.00 feet; and on the west by the west line of Section 11, Township 18N, Range 14E, a distance of 110.00 feet.

LAND BOUNDARY DESCRIPTION FOR TRACT 2

Tract 2, 51.946 Acres, is bounded as follows: On the north by the north line of Section 11, Township 18N, Range 14E, a distance of 110.00 feet; on the east by the east line of Section 11, Township 18N, Range 14E, a distance of 110.00 feet; on the south by the south line of Section 11, Township 18N, Range 14E, a distance of 110.00 feet; and on the west by the west line of Section 11, Township 18N, Range 14E, a distance of 110.00 feet.

FLOOD STATEMENT

As shown on the Flood Hazard Map of the State of North Dakota, the land described herein is not within a flood hazard area.

SURVEYOR'S REPORT

The survey was conducted by the undersigned on the 15th day of June, 2010, at the location of the land described herein. The survey was conducted in accordance with the provisions of the North Dakota Surveying Act, Chapter 48-01, North Dakota Century Code. The survey was conducted using a total station and a GPS receiver. The survey was conducted in accordance with the provisions of the North Dakota Surveying Act, Chapter 48-01, North Dakota Century Code. The survey was conducted in accordance with the provisions of the North Dakota Surveying Act, Chapter 48-01, North Dakota Century Code.

SURVEYOR'S CERTIFICATION

I, the undersigned, am a duly licensed and qualified surveyor in the State of North Dakota. I certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land described herein. I certify that the survey was conducted in accordance with the provisions of the North Dakota Surveying Act, Chapter 48-01, North Dakota Century Code.

ROWLAND ASSOCIATES, INC.
CONSULTING ENGINEERS - SURVEYORS
P.O. BOX 1000
Mandan, ND 58542
PHONE: 701/775-1111
FAX: 701/775-1112
WWW: ROWLANDASSOCIATES.COM

FSA INFORMATION

FSA INFORMATION

INDIANA
STEUBEN



United States Department of Agriculture
Farm Service Agency

FARM : 2480

Prepared : 1/11/24 11:46 AM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : VAN AUKEN FARMS
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
54.43	39.48	39.48	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	39.48	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

Tract Number : 9929

Description : J6/2A SEC 11 T36N R14E
FSA Physical Location : INDIANA/STEUBEN
ANSI Physical Location : INDIANA/STEUBEN
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 : KROHN IRREVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
54.43	39.48	39.48	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	39.48	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

INDIANA
 STEUBEN
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2480
 Prepared : 1/11/24 11:46 AM CST
 Crop Year : 2024

DCP Crop Data

Tract 9929 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

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

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

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-8992. 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. 20250-6410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION



TAX INFORMATION

TAX INFORMATION

Steuben County, IN

Property Record Card

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

Tax Payments

[Pay taxes online](#)

Summary - Auditor's Office

Parcel ID	76101100008000009
Alternate ID	10-11-000-008.000-11
Property Address	S 550 E Hamilton, IN 46742
Sec/Twp/Rng	11/36/14
Tax Set	OTSEGO TWP
Subdivision	N/A
Brief Tax Description	SP PT N1/2 N1/2 NW1/4 SEC 11 14A <i>(Note: Not to be used on legal documents)</i>
Book/Page	22D4-0275 (4/14/2022)
Acres	14.000
Class	100 - Ag - Vacant lot

If filing deductions electronically, be sure to download your completed filing as your confirmation. The Deduction(s) may not be approved by the Auditor's Office if the requested documents and/or the form(s) are not filed out correctly or missing information.

[Homestead Deduction](#)

[Senior Citizen Deduction](#)

[Blind or Disabled Deduction](#)

[Disabled Veteran Deduction](#)

[Geothermal Deduction](#)

[Heritage Barn Deduction](#)

Owners - Auditor's Office

Deeded Owner
[Krohn Irrevocable Trust Dtd 3-21-22 W/Le Henry Krohn](#)
c/o Kevin E Krohn & Mary Jo Light
3045 S 550 E
HAMILTON, IN 46742

[Address Change](#)

Taxing District - Assessor's Office

County:	Steuben
Township:	OTSEGO TOWNSHIP
State District	009 OTSEGO TOWNSHIP
Local District:	11
School Corp:	HAMILTON COMMUNITY
Neighborhood:	111079 AG/RURAL RES - HOMESITE

TAX INFORMATION

Site Description - Assessor's Office

Topography: Rolling
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality:
 Parcel Acreage: 14

Land - Assessor's Office

Land Type	Soil ID	Act Front	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way		0	0	.110	\$1,900.00	\$1,900.00	\$209.00	(100%)	\$0.00
Woodland	BNA	0	0	1.630	\$1,900.00	\$1,691.00	\$2,756.33	(80%)	\$550.00
Tillable Cropland	BNA	0	0	1.010	\$1,900.00	\$1,691.00	\$1,707.91	0%	\$1,710.00
Tillable Cropland	GNB	0	0	2.590	\$1,900.00	\$1,539.00	\$3,986.01	0%	\$3,990.00
Non-tillable Land	GNB	0	0	.280	\$1,900.00	\$1,539.00	\$430.92	(60%)	\$170.00
Woodland	GNB	0	0	.610	\$1,900.00	\$1,539.00	\$938.79	(80%)	\$190.00
Woodland	MOC2	0	0	1.230	\$1,900.00	\$1,292.00	\$1,589.16	(80%)	\$320.00
Non-tillable Land	MOC2	0	0	.250	\$1,900.00	\$1,292.00	\$323.00	(60%)	\$130.00
Tillable Cropland	MOC2	0	0	4.590	\$1,900.00	\$1,292.00	\$5,930.28	0%	\$5,930.00
Tillable Cropland	PE	0	0	1.280	\$1,900.00	\$2,109.00	\$2,699.52	0%	\$2,700.00
Non-tillable Land	PE	0	0	.240	\$1,900.00	\$2,109.00	\$506.16	(60%)	\$200.00
Tillable Cropland	WH	0	0	.180	\$1,900.00	\$2,109.00	\$379.62	0%	\$380.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/14/2022	KROHN IRREVOCABLE TRUST	2204-0275	2204/0275	\$0.00
1/11/1993	KROHN HENRY & JOAN TEEGARDIN PRESTON	0		\$0.00 \$0.00

Transfer History - Auditor's Office

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
60048	4/14/2022	Change Ownership	Quitclaim Deed	2204-0275	2204	0275	Krohn Henry & Joan	Krohn Irrevocable Trust dtd 3-21-22 W/L E Henry Krohn

Valuation - Assessor's Office

Assessment Year	2023	2022	2021	2020	2019
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/13/2023	4/12/2022	4/14/2021	4/13/2020	4/16/2019
Land	\$16,300	\$10,400	\$9,000	\$8,900	\$10,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$16,300	\$10,400	\$9,000	\$8,900	\$10,900
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$16,300	\$10,400	\$9,000	\$8,900	\$10,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$16,300	\$10,400	\$9,000	\$8,900	\$10,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

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.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$50.27	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	HAMILTON LK 5 1st Installment Tax	\$17.50	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	HIRAM SWEET LOW 1st Installment Tax	\$6.25	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	HIRAM SWEET MID 1st Installment Tax	\$6.25	\$0.00
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$50.27	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	HAMILTON LK 5 2nd Installment Tax	\$17.50	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	HIRAM SWEET LOW 2nd Installment Tax	\$0.00	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	HIRAM SWEET MID 2nd Installment Tax	\$0.00	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$50.87	
2021 Pay 2022	Special Assessment Detail	Tax	HAMILTON LK 5 1st Installment Tax	\$17.50	

TAX INFORMATION

Tax Year	Type	Category	Description	Amount	Bal Due
2021 Pay 2022	Special Assessment Detail	Tax	HIRAM SWEET LOW 1st Installment Tax	\$6.25	
2021 Pay 2022	Special Assessment Detail	Tax	HIRAM SWEET MID 1st Installment Tax	\$6.25	
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$50.87	
2021 Pay 2022	Special Assessment Detail	Tax	HAMILTON LK 5 2nd Installment Tax	\$17.50	
2021 Pay 2022	Special Assessment Detail	Tax	HIRAM SWEET LOW 2nd Installment Tax	\$0.00	
2021 Pay 2022	Special Assessment Detail	Tax	HIRAM SWEET MID 2nd Installment Tax	\$0.00	
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$51.11	
2020 Pay 2021	Special Assessment Detail	Tax	HAMILTON LK 5 1st Installment Tax	\$17.50	
2020 Pay 2021	Special Assessment Detail	Tax	HIRAM SWEET LOW 1st Installment Tax	\$6.25	
2020 Pay 2021	Special Assessment Detail	Tax	HIRAM SWEET MID 1st Installment Tax	\$6.25	
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$51.11	
2020 Pay 2021	Special Assessment Detail	Tax	HAMILTON LK 5 2nd Installment Tax	\$17.50	
2020 Pay 2021	Special Assessment Detail	Tax	HIRAM SWEET LOW 2nd Installment Tax	\$0.00	
2020 Pay 2021	Special Assessment Detail	Tax	HIRAM SWEET MID 2nd Installment Tax	\$0.00	
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$61.44	
2019 Pay 2020	Special Assessment Detail	Tax	HAMILTON LK 5 1st Installment Tax	\$17.50	
2019 Pay 2020	Special Assessment Detail	Tax	HIRAM SWEET LOW 1st Installment Tax	\$6.25	
2019 Pay 2020	Special Assessment Detail	Tax	HIRAM SWEET MID 1st Installment Tax	\$6.25	
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$61.44	
2019 Pay 2020	Special Assessment Detail	Tax	HAMILTON LK 5 2nd Installment Tax	\$17.50	
2019 Pay 2020	Special Assessment Detail	Tax	HIRAM SWEET LOW 2nd Installment Tax	\$0.00	
2019 Pay 2020	Special Assessment Detail	Tax	HIRAM SWEET MID 2nd Installment Tax	\$0.00	
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$63.16	
2018 Pay 2019	Special Assessment Detail	Tax	HAMILTON LK 5 1st Installment Tax	\$17.50	
2018 Pay 2019	Special Assessment Detail	Tax	HIRAM SWEET LOW 1st Installment Tax	\$6.25	
2018 Pay 2019	Special Assessment Detail	Tax	HIRAM SWEET MID 1st Installment Tax	\$6.25	
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$63.16	
2018 Pay 2019	Special Assessment Detail	Tax	HAMILTON LK 5 2nd Installment Tax	\$17.50	
2018 Pay 2019	Special Assessment Detail	Tax	HIRAM SWEET LOW 2nd Installment Tax	\$0.00	
2018 Pay 2019	Special Assessment Detail	Tax	HIRAM SWEET MID 2nd Installment Tax	\$0.00	
2017 Pay 2018	Property Tax Detail	Penalty	1st Installment Penalty	\$3.98	
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$67.60	
2017 Pay 2018	Special Assessment Detail	Penalty	HAMILTON LK 5 1st Installment Penalty	\$0.88	
2017 Pay 2018	Special Assessment Detail	Penalty	HIRAM SWEET LOW 1st Installment Penalty	\$0.32	
2017 Pay 2018	Special Assessment Detail	Penalty	HIRAM SWEET MID 1st Installment Penalty	\$0.32	
2017 Pay 2018	Special Assessment Detail	Tax	HAMILTON LK 5 1st Installment Tax	\$17.50	
2017 Pay 2018	Special Assessment Detail	Tax	HIRAM SWEET LOW 1st Installment Tax	\$6.25	
2017 Pay 2018	Special Assessment Detail	Tax	HIRAM SWEET MID 1st Installment Tax	\$6.25	
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$67.60	
2017 Pay 2018	Special Assessment Detail	Tax	HAMILTON LK 5 2nd Installment Tax	\$17.50	
2017 Pay 2018	Special Assessment Detail	Tax	HIRAM SWEET LOW 2nd Installment Tax	\$0.00	
2017 Pay 2018	Special Assessment Detail	Tax	HIRAM SWEET MID 2nd Installment Tax	\$0.00	
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$75.87	
2016 Pay 2017	Special Assessment Detail	Tax	HAMILTON LK 5 1st Installment Tax	\$17.50	
2016 Pay 2017	Special Assessment Detail	Tax	HIRAM SWEET LOW 1st Installment Tax	\$6.25	
2016 Pay 2017	Special Assessment Detail	Tax	HIRAM SWEET MID 1st Installment Tax	\$6.25	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$75.87	
2016 Pay 2017	Special Assessment Detail	Tax	HAMILTON LK 5 2nd Installment Tax	\$17.50	
2016 Pay 2017	Special Assessment Detail	Tax	HIRAM SWEET LOW 2nd Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	HIRAM SWEET MID 2nd Installment Tax	\$0.00	

Total:

Tax Year	Amount	Bal Due
2022 Pay 2023	\$148.04	\$0.00
2021 Pay 2022	\$149.24	
2020 Pay 2021	\$149.72	
2019 Pay 2020	\$170.38	
2018 Pay 2019	\$173.82	
2017 Pay 2018	\$187.60	
2016 Pay 2017	\$199.24	

Payments - Treasurer's Office

Detail:

Tax Year	Payment Date	Amount
2022 Pay 2023	4/20/2023	\$148.04
2021 Pay 2022	11/15/2022	\$68.37

TAX INFORMATION

Tax Year	Payment Date	Amount
2021 Pay 2022	5/12/2022	\$80.87
2020 Pay 2021	10/29/2021	\$68.61
2020 Pay 2021	5/24/2021	\$81.11
2019 Pay 2020	10/30/2020	\$78.94
2019 Pay 2020	5/4/2020	\$91.44
2018 Pay 2019	11/20/2019	\$80.66
2018 Pay 2019	5/2/2019	\$93.16
2017 Pay 2018	11/9/2018	\$85.10
2017 Pay 2018	5/14/2018	\$102.50
2016 Pay 2017	5/8/2017	\$199.24
2015 Pay 2016	5/6/2016	\$201.32
2014 Pay 2015	4/16/2015	\$197.46
2013 Pay 2014	5/12/2014	\$230.44

Tax Year	Amount
2022 Pay 2023	\$148.04
2021 Pay 2022	\$149.24
2020 Pay 2021	\$149.72
2019 Pay 2020	\$170.38
2018 Pay 2019	\$173.82
2017 Pay 2018	\$187.60
2016 Pay 2017	\$199.24
2015 Pay 2016	\$201.32
2014 Pay 2015	\$197.46
2013 Pay 2014	\$230.44

Documents - Recorder's Office

[View Documents for this Parcel \(requires DocuSign subscription\)](#)

Generate Owner List by Radius

Distance:

100

Fee



Use Address From:

Owner Property

Select export file format:

Address labels (5160)



International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the .xlsx, .csv or .tab download formats.

Download

Show All Owners

Show Parcel ID on Label

Skip Labels

0

Map

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No data available for the following modules: 2023 Form 11, Assessment Appeals Process, Summary - Auditor's Office (Pers Prop), Owner - Auditor's Office (Pers Prop), Residential - Assessor's Office, Improvements - Assessor's Office, Assessed/Exemptions/Deductions - Auditor's Office, Valuation - Assessor's Office (Pers Prop), Deductions - Auditor's Office, Tax History - Auditor's Office (Pers Prop), Sketches - Assessor's Office, Photos.

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TAX INFORMATION

76-10-11-000-008.000-009

KROHN IRREVOCABLE TRUST

S 550 E

100, Vacant Land

AG/RURAL RES - HOMESITE 1/2

General Information

Parcel Number
76-10-11-000-008.000-009
Local Parcel Number
10110000800011

Ownership

KROHN IRREVOCABLE TRUST
C/O KEVIN E KROHN & MARY JO LIG
3045 S 550 E
HAMILTON, IN 46742

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/L
04/14/2022	KROHN IRREVOCAB	2204-0275	Qu	2204/0275	\$0	I
01/11/1993	KROHN HENRY & JO	0	WD	/	\$0	I
01/01/1900	TEEGARDIN PRESTO		WD	/	\$0	I

Notes

Tax ID:

SP PT N1/2 N1/2 NW1/4 SEC 11 14A

Routing Number

Property Class 100
Vacant Land

Year: 2023

Location Information

County
Stauben
Township
OTSEGO TOWNSHIP
District 009 (Local 11)
OTSEGO TOWNSHIP
School Corp 7610
HAMILTON COMMUNITY
Neighborhood 111079
AG/RURAL RES - HOMESITE
Section/Plat
11-000
Location Address (1)
S 550 E
HAMILTON, IN 46742



Agricultural

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

Assessment Year	2023	2022	2021	2020	2019
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/13/2023	04/12/2022	04/14/2021	04/13/2020	04/16/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$16,300	\$10,400	\$9,000	\$8,900	\$10,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$16,300	\$10,400	\$9,000	\$8,900	\$10,900
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$16,300	\$10,400	\$9,000	\$8,900	\$10,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$16,300	\$10,400	\$9,000	\$8,900	\$10,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120' CI 120' Base Lot: Res 0' X 0' CI 0' X 0')

Land Pricing	Soil	Act	Size	Factor	Rate	Adj.	Ext.	Infl.	Res	Market	Value	
Type	Method ID	Front.				Rate	Value	%	Elig %	Factor		
4	A	BNA	0	1.010	0.89	\$1,900	\$1,691	\$1,708	0%	0%	1.0000	\$1,710
4	A	WH	0	.180	1.11	\$1,900	\$2,109	\$380	0%	0%	1.0000	\$380
4	A	PE	0	1.280	1.11	\$1,900	\$2,109	\$2,700	0%	0%	1.0000	\$2,700
4	A	MOC2	0	4.590	0.68	\$1,900	\$1,292	\$5,930	0%	0%	1.0000	\$5,930
4	A	GNB	0	2.590	0.81	\$1,900	\$1,539	\$3,996	0%	0%	1.0000	\$3,999
5	A	GNB	0	.290	0.81	\$1,900	\$1,539	\$431	-60%	0%	1.0000	\$170
5	A	MOC2	0	.250	0.68	\$1,900	\$1,292	\$323	-60%	0%	1.0000	\$130
5	A	PE	0	.240	1.11	\$1,900	\$2,109	\$506	-60%	0%	1.0000	\$200
6	A	BNA	0	1.630	0.89	\$1,900	\$1,691	\$2,756	-80%	0%	1.0000	\$550
6	A	MOC2	0	1.230	0.68	\$1,900	\$1,292	\$1,559	-80%	0%	1.0000	\$320
6	A	GNB	0	.610	0.81	\$1,900	\$1,539	\$939	-80%	0%	1.0000	\$180
82	A		0	.110	1.00	\$1,900	\$1,900	\$209	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	14.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	14.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.11
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	13.89
Farmland Value	\$16,270
Measured Acreage	13.89
Avg Farmland Value/Acre	1171
Value of Farmland	\$16,270
Classified Total	\$0
Farm / Classified Value	\$16,300
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$16,300
CAP 3 Value	\$0
Total Value	\$16,300

Zoning

Subdivision

Lot

Market Model

Characteristics

Topography

Rolling

Public Utilities

Electricity

Streets or Roads

Paved

Neighborhood Life Cycle Stage

Other

Printed Sunday, July 9, 2023

Review Group 2023

Data Source N/A

Collector 07/19/2022 Jessica

Appraiser 05/02/2022 TMK

TAX INFORMATION

Steuben County, IN

Property Record Card

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

Tax Payments

[Pay taxes online](#)

Summary - Auditor's Office

Parcel ID	76101100009000009
Alternate ID	10-11-000-009.000-11
Property Address	5 550 E Hamilton, IN 46742
Sec/Twp/Rng	11/36/14
Tax Set	OTSEGO TWP
Subdivision	N/A
Brief Tax Description	5 PT N1/2 NW1/4 SEC 11 35A (Note: Not to be used on legal documents)
Book/Page	2204-0275 (4/14/2022)
Acres	35.000
Class	100 - Ag - Vacant lot

If filing deductions electronically, be sure to download your completed filing as your confirmation. The Deduction(s) may not be approved by the Auditor's Office if the requested documents and/or the form(s) are not filed out correctly or missing information.

[Homestead Deduction](#)

[Senior Citizen Deduction](#)

[Blind or Disabled Deduction](#)

[Disabled Veteran Deduction](#)

[Geothermal Deduction](#)

[Heritage Barn Deduction](#)

Owners - Auditor's Office

Deeded Owner

[Krohn Irrevocable Trust Dtd 3-21-22 W/Le Henry Krohn](#)
c/o Kevin E Krohn & Mary Jo Light
3045 S 550 E
HAMILTON, IN 46742

[Address Change](#)

Taxing District - Assessor's Office

County:	Steuben
Township:	OTSEGO TOWNSHIP
State District	009 OTSEGO TOWNSHIP
Local District:	11
School Corp:	HAMILTON COMMUNITY
Neighborhood:	111079 AG/RURAL RES - HOMESITE

TAX INFORMATION

Site Description - Assessor's Office

Topography: Rolling
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality:
 Parcel Acreage: 35

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eft. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Legal Ditch		0	0	1.390	\$1,900.00	\$1,900.00	\$2,641.00	(100%)	\$0.00
Road Right of Way		0	0	.280	\$1,900.00	\$1,900.00	\$532.00	(100%)	\$0.00
Tillable Cropland	BNA	0	0	1.990	\$1,900.00	\$1,691.00	\$3,365.09	0%	\$3,370.00
Tillable Cropland	GNB	0	0	1.220	\$1,900.00	\$1,539.00	\$1,877.58	0%	\$1,880.00
Woodland	GNB	0	0	4.470	\$1,900.00	\$1,539.00	\$6,879.33	(80%)	\$1,380.00
Woodland	MOC2	0	0	1.750	\$1,900.00	\$1,292.00	\$2,261.00	(80%)	\$450.00
Wetlands	MOC2	0	0	.040	\$1,900.00	\$950.00	\$38.00	(40%)	\$20.00
Tillable Cropland	MOC2	0	0	15.170	\$1,900.00	\$1,292.00	\$19,599.64	0%	\$19,600.00
Non-tillable Land	MOC2	0	0	.080	\$1,900.00	\$1,292.00	\$103.36	(60%)	\$40.00
Tillable Cropland	PE	0	0	5.880	\$1,900.00	\$2,109.00	\$12,400.92	0%	\$12,400.00
Wetlands	PE	0	0	2.280	\$1,900.00	\$930.00	\$2,166.00	(40%)	\$1,300.00
Woodland	PE	0	0	.450	\$1,900.00	\$2,109.00	\$949.05	(80%)	\$190.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/14/2022	KROHN IRREVOCABLE TRUST	2204-0275	2204/0275	\$0.00
1/11/1993	KROHN HENRY & JOAN TEEGARDIN PRESTON	0		\$0.00 \$0.00

Transfer History - Auditor's Office

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
60048	4/14/2022	Change Ownership	Quitclaim Deed	2204-0275	2204	0275	Krohn Henry & Joan	Krohn Irrevocable Trust dtd 3-21-22 W/L E Henry Krohn

Valuation - Assessor's Office

Assessment Year	2023	2022	2021	2020	2019
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/13/2023	4/12/2022	4/14/2021	4/13/2020	4/16/2019
Land	\$40,600	\$26,800	\$23,000	\$22,800	\$27,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$40,600	\$26,800	\$23,000	\$22,800	\$27,800
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$40,600	\$26,800	\$23,000	\$22,800	\$27,800
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$40,600	\$26,800	\$23,000	\$22,800	\$27,800
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

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.

Details:

Tax Year	Type	Category	Description	Amount	Bal Due
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$129.56	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	HAMILTON LK 5 1st Installment Tax	\$43.75	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	HIRAM SWEET LOW 1st Installment Tax	\$6.25	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	HIRAM SWEET MID 1st Installment Tax	\$6.25	\$0.00
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$129.56	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	HAMILTON LK 5 2nd Installment Tax	\$43.75	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	HIRAM SWEET LOW 2nd Installment Tax	\$0.00	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	HIRAM SWEET MID 2nd Installment Tax	\$0.00	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$129.98	
2021 Pay 2022	Special Assessment Detail	Tax	HAMILTON LK 5 1st Installment Tax	\$43.75	

TAX INFORMATION

Tax Year	Type	Category	Description	Amount	Bal Due
2021 Pay 2022	Special Assessment Detail	Tax	HIRAM SWEET LOW 1st Installment Tax	\$6.25	
2021 Pay 2022	Special Assessment Detail	Tax	HIRAM SWEET MID 1st Installment Tax	\$6.25	
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$129.98	
2021 Pay 2022	Special Assessment Detail	Tax	HAMILTON LK 5 2nd Installment Tax	\$43.75	
2021 Pay 2022	Special Assessment Detail	Tax	HIRAM SWEET LOW 2nd Installment Tax	\$0.00	
2021 Pay 2022	Special Assessment Detail	Tax	HIRAM SWEET MID 2nd Installment Tax	\$0.00	
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$130.93	
2020 Pay 2021	Special Assessment Detail	Tax	HAMILTON LK 5 1st Installment Tax	\$43.75	
2020 Pay 2021	Special Assessment Detail	Tax	HIRAM SWEET LOW 1st Installment Tax	\$6.25	
2020 Pay 2021	Special Assessment Detail	Tax	HIRAM SWEET MID 1st Installment Tax	\$6.25	
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$130.93	
2020 Pay 2021	Special Assessment Detail	Tax	HAMILTON LK 5 2nd Installment Tax	\$43.75	
2020 Pay 2021	Special Assessment Detail	Tax	HIRAM SWEET LOW 2nd Installment Tax	\$0.00	
2020 Pay 2021	Special Assessment Detail	Tax	HIRAM SWEET MID 2nd Installment Tax	\$0.00	
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$156.68	
2019 Pay 2020	Special Assessment Detail	Tax	HAMILTON LK 5 1st Installment Tax	\$43.75	
2019 Pay 2020	Special Assessment Detail	Tax	HIRAM SWEET LOW 1st Installment Tax	\$6.25	
2019 Pay 2020	Special Assessment Detail	Tax	HIRAM SWEET MID 1st Installment Tax	\$6.25	
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$156.68	
2019 Pay 2020	Special Assessment Detail	Tax	HAMILTON LK 5 2nd Installment Tax	\$43.75	
2019 Pay 2020	Special Assessment Detail	Tax	HIRAM SWEET LOW 2nd Installment Tax	\$0.00	
2019 Pay 2020	Special Assessment Detail	Tax	HIRAM SWEET MID 2nd Installment Tax	\$0.00	
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$161.73	
2018 Pay 2019	Special Assessment Detail	Tax	HAMILTON LK 5 1st Installment Tax	\$43.75	
2018 Pay 2019	Special Assessment Detail	Tax	HIRAM SWEET LOW 1st Installment Tax	\$6.25	
2018 Pay 2019	Special Assessment Detail	Tax	HIRAM SWEET MID 1st Installment Tax	\$6.25	
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$161.73	
2018 Pay 2019	Special Assessment Detail	Tax	HAMILTON LK 5 2nd Installment Tax	\$43.75	
2018 Pay 2019	Special Assessment Detail	Tax	HIRAM SWEET LOW 2nd Installment Tax	\$0.00	
2018 Pay 2019	Special Assessment Detail	Tax	HIRAM SWEET MID 2nd Installment Tax	\$0.00	
2017 Pay 2018	Property Tax Detail	Penalty	1st Installment Penalty	\$8.66	
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$173.12	
2017 Pay 2018	Special Assessment Detail	Penalty	HAMILTON LK 5 1st Installment Penalty	\$2.19	
2017 Pay 2018	Special Assessment Detail	Penalty	HIRAM SWEET LOW 1st Installment Penalty	\$0.32	
2017 Pay 2018	Special Assessment Detail	Penalty	HIRAM SWEET MID 1st Installment Penalty	\$0.32	
2017 Pay 2018	Special Assessment Detail	Tax	HAMILTON LK 5 1st Installment Tax	\$43.75	
2017 Pay 2018	Special Assessment Detail	Tax	HIRAM SWEET LOW 1st Installment Tax	\$6.25	
2017 Pay 2018	Special Assessment Detail	Tax	HIRAM SWEET MID 1st Installment Tax	\$6.25	
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$173.12	
2017 Pay 2018	Special Assessment Detail	Tax	HAMILTON LK 5 2nd Installment Tax	\$43.75	
2017 Pay 2018	Special Assessment Detail	Tax	HIRAM SWEET LOW 2nd Installment Tax	\$0.00	
2017 Pay 2018	Special Assessment Detail	Tax	HIRAM SWEET MID 2nd Installment Tax	\$0.00	
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$194.95	
2016 Pay 2017	Special Assessment Detail	Tax	HAMILTON LK 5 1st Installment Tax	\$43.75	
2016 Pay 2017	Special Assessment Detail	Tax	HIRAM SWEET LOW 1st Installment Tax	\$6.25	
2016 Pay 2017	Special Assessment Detail	Tax	HIRAM SWEET MID 1st Installment Tax	\$6.25	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$194.95	
2016 Pay 2017	Special Assessment Detail	Tax	HAMILTON LK 5 2nd Installment Tax	\$43.75	
2016 Pay 2017	Special Assessment Detail	Tax	HIRAM SWEET LOW 2nd Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	HIRAM SWEET MID 2nd Installment Tax	\$0.00	

Total:

Tax Year	Amount	Bal Due
2022 Pay 2023	\$359.12	\$0.00
2021 Pay 2022	\$359.96	
2020 Pay 2021	\$361.86	
2019 Pay 2020	\$413.36	
2018 Pay 2019	\$423.46	
2017 Pay 2018	\$457.73	
2016 Pay 2017	\$489.90	

Payments - Treasurer's Office

Detail:

Tax Year	Payment Date	Amount
2022 Pay 2023	4/20/2023	\$359.12
2021 Pay 2022	11/15/2022	\$173.73

TAX INFORMATION

Tax Year	Payment Date	Amount
2021 Pay 2022	5/12/2022	\$186.23
2020 Pay 2021	10/29/2021	\$174.68
2020 Pay 2021	5/24/2021	\$187.18
2019 Pay 2020	10/30/2020	\$200.43
2019 Pay 2020	5/4/2020	\$212.93
2018 Pay 2019	11/20/2019	\$205.48
2018 Pay 2019	5/2/2019	\$217.98
2017 Pay 2018	11/9/2018	\$216.87
2017 Pay 2018	5/14/2018	\$240.86
2016 Pay 2017	5/8/2017	\$489.90
2015 Pay 2016	5/6/2016	\$491.80
2014 Pay 2015	4/16/2015	\$482.00
2013 Pay 2014	5/12/2014	\$586.66
2013 Pay 2014	5/12/2014	\$273.15

Total:

Tax Year	Amount
2022 Pay 2023	\$359.12
2021 Pay 2022	\$359.96
2020 Pay 2021	\$361.86
2019 Pay 2020	\$413.36
2018 Pay 2019	\$423.46
2017 Pay 2018	\$457.73
2016 Pay 2017	\$489.90
2015 Pay 2016	\$491.80
2014 Pay 2015	\$482.00
2013 Pay 2014	\$859.81

Documents - Recorder's Office

[View Documents for this Parcel \(requires DocuSign\(tm\) subscription\)](#)

Generate Owner List by Radius

Distance: Fee:

Use Address From:

Owner Property

Select export file format:

Show All Owners
 Show Parcel ID on Label

Skip Labels:

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the .xlsx, .csv or .tab download formats.

Map

No data available for the following modules: 2023 Form 11, Assessment Appeals Process, Summary - Auditor's Office (Pers Prop), Owner - Auditor's Office (Pers Prop), Residential - Assessor's Office, Improvements - Assessor's Office, Assessed/Exemptions/Deductions - Auditor's Office, Valuation - Assessor's Office (Pers Prop), Deductions - Auditor's Office, Tax History - Auditor's Office (Pers Prop), Sketches - Assessor's Office, Photos.

Steuben County, its employees, agents, and personnel, makes no representation or warranty as to the accuracy of this website's information — in particular, the info's accuracy pertaining to labeling, dimensions, contours, property boundaries, and placement or location of any map features.
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Developed by


TAX INFORMATION

76-10-11-000-009.000-009

KROHN IRREVOCABLE TRUST

S 550 E

100, Vacant Land

AG/RURAL RES - HOMESITE 1/2

General Information
Parcel Number
 76-10-11-000-009.000-009
Local Parcel Number
 10110000900011
Tax ID:

Ownership
 KROHN IRREVOCABLE TRUST
 C/O KEVIN E KROHN & MARY JO LIG
 3045 S 650 E
 HAMILTON, IN 46742
Legal
 SPT N1/2 NW1/4 SEC 11 35A

Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **Vl**
 04/14/2022 KROHN IRREVOCAB 2204-0275 Qu 22040275 \$0 |
 01/11/1993 KROHN HENRY & JO 0 WD / \$0 |
 01/01/1900 TEEGARDIN PRESTO WD / \$0 |

Notes

Routing Number

Property Class 100
 Vacant Land



Agricultural

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

Year: 2023
Location Information
County
 Steuben
Township
 OTSEGO TOWNSHIP
District 009 (Local 11)
 OTSEGO TOWNSHIP
School Corp 7610
 HAMILTON COMMUNITY
Neighborhood 111079
 AG/RURAL RES - HOMESITE
Section/Plat
 11-000
Location Address (1)
 S 550 E
 HAMILTON, IN 46742

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
04/12/2023	As Of Date	04/13/2023	04/12/2022	04/14/2021	04/13/2020	04/16/2019
Indiana Cost Mod	Valuation Method	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	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$40,600	Land	\$40,600	\$26,800	\$23,000	\$22,800	\$27,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$40,600	Land Non Res (2)	\$40,600	\$26,800	\$23,000	\$22,800	\$27,800
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$40,600	Total	\$40,600	\$26,800	\$23,000	\$22,800	\$27,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$40,600	Total Non Res (2)	\$40,600	\$26,800	\$23,000	\$22,800	\$27,800
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120' C1 120' Base Lot: Res 0' X 0' C1 0' X 0')

Zoning
Subdivision
Lot
Market Model
 N/A
Characteristics
Topography **Flood Hazard**
 Rolling
Public Utilities **ERA**
 Electricity
Streets or Roads **TIF**
 Paved

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4	A	BNA	0	1.990	0.89	\$1,900	\$1,691	\$3,365	0%	0%	1.0000	\$3,370
4	A	MOC2	0	16.170	0.68	\$1,900	\$1,292	\$19,600	0%	0%	1.0000	\$19,600
4	A	GNB	0	1.220	0.81	\$1,900	\$1,539	\$1,878	0%	0%	1.0000	\$1,880
4	A	PE	0	5.880	1.11	\$1,900	\$2,109	\$12,401	0%	0%	1.0000	\$12,400
5	A	MOC2	0	.080	0.68	\$1,900	\$1,292	\$103	-60%	0%	1.0000	\$40
6	A	GNB	0	4.470	0.81	\$1,900	\$1,539	\$6,879	-80%	0%	1.0000	\$1,380
6	A	MOC2	0	1.750	0.88	\$1,900	\$1,292	\$2,281	-80%	0%	1.0000	\$450
6	A	PE	0	4.60	1.11	\$1,900	\$2,109	\$949	-80%	0%	1.0000	\$190
73	A	MOC2	0	.040	0.60	\$1,900	\$950	\$38	-40%	0%	1.0000	\$20
73	A	PE	0	2.280	0.60	\$1,900	\$850	\$2,166	-40%	0%	1.0000	\$1,300
81	A		0	1.390	1.00	\$1,900	\$1,900	\$2,641	-100%	0%	1.0000	\$00
82	A		0	.280	1.00	\$1,900	\$1,900	\$532	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	35.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	35.00
81 Legal Drain NV	1.39
82 Public Roads NV	0.28
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	33.33
Farmland Value	\$40,630
Measured Acreage	33.33
Avg Farmland Value/Acre	1219
Value of Farmland	\$40,630
Classified Total	\$0
Farm / Classified Value	\$40,600
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$40,600
CAP 3 Value	\$0
Total Value	\$40,600

Neighborhood Life Cycle Stage
 Other
 Printed Sunday, July 9, 2023
 Review Group 2023

Data Source N/A Collector 07/19/2022 Jessica Appraiser 06/02/2022 TMK



PRELIMINARY TITLE

PRELIMINARY TITLE



ALTA 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 EXTRACTIONAL 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(n) 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 Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "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.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. 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.



PRELIMINARY TITLE

- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
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;
 - 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 is not 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 is not 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 is only liable 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 does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not 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. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
 - a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

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PRELIMINARY TITLE

- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. 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 IS ISSUED BY AN ISSUING AGENT**
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 closing, settlement, escrow, or any other purpose.
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. **CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11. **ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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PRELIMINARY TITLE

American Land Title Association

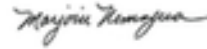
Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

**COMMONWEALTH LAND TITLE INSURANCE
COMPANY**

P.O. Box 45023, Jacksonville, FL 32232-5023



By: _____
Michael J, Nolan, President



By: _____
Marjorie Nemzura, Secretary

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PRELIMINARY TITLE

American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Assurance Title Company, LLC
Issuing Office: 102 E Main St.
Albion, IN 46701
Issuing Office's ALTA® Registry ID: 1125584
Loan ID Number:
Commitment Number: 24-520
Issuing Office File Number: 24-520
Property Address: S 550 E, Hamilton, IN 46742
Revision Number:

SCHEDULE A

1. Commitment Date: February 15, 2024 8:00 AM
2. Policy to be issued:
 - (a) 2021 ALTA Owner's Policy

Proposed Insured:	Proposed Insured
Proposed Amount of Insurance:	\$1.00
The estate or interest to be insured:	fee simple
3. The estate or interest in the Land at the Commitment Date is:
fee simple
4. The Title is, at the Commitment Date, vested in:
Kevin E. Krohn and Mary Jo Light, as Co-Trustees of the Krohn Irrevocable Trust dated March 21, 2022 and, as disclosed in the Public Records, has been since February 15, 2024.
5. The land is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

ASSURANCE TITLE COMPANY, LLC
102 E Main St., Albion, IN 46701
Telephone: (260) 636-2692

COMMONWEALTH LAND TITLE INSURANCE COMPANY
P.O. Box 45023, Jacksonville, FL 32232-5023

Countersigned by:

Jamie McKenzie

Jamie McKenzie, License #3388018
Assurance Title Company, LLC, License #924500

Michael J. Nolan

By: _____
Michael J, Nolan, President

Marjorie Nemzura

By: _____
Marjorie Nemzura, Secretary

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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. If Assurance Title Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.
6. Any conveyance or mortgage by the Trustee of the trust under which title is held must be accompanied by evidence of the continued existence of the trust, the identity of the Trustee and evidence of authority with respect to the contemplated transaction.
7. Duly authorized and executed Deed from Kevin E. Krohn and Mary Jo Light, Co-Trustees of Krohn Irrevocable Trust dated March 21, 2022, to Proposed Insured, to be executed and recorded at closing.
8. NOTE: Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditor's Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure.
9. Vendors, (Sellers), Closing Affidavit to be furnished this office.
10. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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PRELIMINARY TITLE

SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements or claims of easements not shown by the public records.
4. 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.
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. NOTE: Indiana state law, effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16-1, et seq. (“the Act”). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.
8. Taxes for 2022 payable 2023
Parcel No. 10-11-000-009.000-11
Tax Unit of Otsego
State ID No. 76-10-11-000-009.000-009
May 10 \$129.56 PAID
November 10 \$129.56 PAID
Assessed Valuation: Land \$26,800 Improvements \$0
Exemptions \$0
9. Annual assessment of \$87.50 for maintenance of Hamilton Lk 5 Drain 2023, May 10 \$43.75 PAID, November 10 \$43.75 PAID.
10. Annual assessment of \$6.25 for maintenance of Hiram Sweet Low Drain 2023, May 10 \$6.25 PAID.
11. Annual assessment of \$6.25 for maintenance of Hiram Sweet Mid Drain 2023, May 10 \$6.25 PAID.

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PRELIMINARY TITLE

12. Taxes for 2022 payable 2023
Parcel No. 10-11-000-008.000-11
Tax Unit of Otsego
State ID No. 76-10-11-000-008.000-009
May 10 \$50.27 PAID
November 10 \$50.27 PAID
Assessed Valuation: Land \$10,400 Improvements \$0
Exemptions \$0
13. Annual assessment of \$35.00 for maintenance of Hamilton Lk 5 Drain 2023, May 10 \$17.50 PAID, November 10 \$17.50 PAID.
14. Annual assessment of \$6.25 for maintenance of Hiram Sweet Low Drain 2023, May 10 \$6.25 PAID.
15. Annual assessment of \$6.25 for maintenance of Hiram Sweet Mid Drain 2023, May 10 \$6.25 PAID.
16. Taxes for 2022 payable 2023
Parcel No. 10-11-000-006.000-11 (includes other real estate)
Tax Unit of Otsego
State ID No. 76-10-11-000-006.000-009
May 10 \$212.01 PAID
November 10 \$212.01 PAID
Assessed Valuation: Land \$39,400 Improvements \$61,900
Exemptions \$45,000-H/\$16,415-Supp
17. Annual assessment of \$23.30 for maintenance of Hamilton Lk 5 Drain 2023, May 10 \$11.65 PAID, November 10 \$11.65 PAID.
18. Annual assessment of \$6.25 for maintenance of Hiram Sweet Low Drain 2023, May 10 \$6.25 PAID.
19. Annual assessment of \$6.25 for maintenance of Hiram Sweet Mid Drain 2023, May 10 \$6.25 PAID.
20. Taxes for 2023 due and payable 2024, and subsequent taxes.
21. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
22. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
23. Right of way for drainage tiles, feeders and laterals, if any.
24. Rights of the public, State of Indiana, County of Steuben and the municipality in and to that part of the premises taken or used for road purposes.
25. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.
26. Rights of tenants under unrecorded leases.
27. This commitment has been issued without a judgment search being made against the name insured.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. 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.

PRELIMINARY TITLE

EXHIBIT "A"

The Land referred to herein below is situated in the County of Steuben, State of Indiana, and is described as follows:

A part of the Northwest Quarter of Section 11, Township 36 North, Range 14 East, Otsego Township, Steuben County, Indiana, further being a portion of land described in Deed Record 229, page 40 and all of land described in deed document #22040275 of the records of the Steuben County Recorder's Office, described as follows:

Commencing at the Southeast corner of the Northwest Quarter of Section 11, marked with a PK nail found; thence North 02 degrees 01 minutes 23 seconds West (bearings based on the Indiana State Plane Coordinate System NAD83, Indiana East Zone) on the East line of the Northwest Quarter a distance of 1311.80 feet to a mag nail set at the true point of beginning of this description; thence departing said East line, South 88 degrees 22 minutes 42 seconds West a distance of 2610.75 feet to a point on the West line of the Northwest Quarter of said Section 11; thence North 02 degrees 29 minutes 37 seconds West on said West line, a distance of 811.60 feet; thence departing said West line, North 87 degrees 58 minutes 56 seconds East 2003.18 feet to a #5 rebar stake set; thence North 02 degrees 01 minutes 23 seconds West 330.00 feet to a #5 rebar stake set; thence North 87 degrees 58 minutes 56 seconds East 356.78 feet to a #5 rebar stake set; thence South 02 degrees 01 minutes 23 seconds East 330.00 feet to a #5 rebar stake set; thence North 87 degrees 58 minutes 56 seconds East 257.39 feet to a mag nail set on the east line of the Northwest Quarter of said Section 11; thence South 02 degrees 01 minutes 23 seconds East on said East line, a distance of 829.60 feet back to the true point of beginning of this description, containing 51.945 acres, more or less, subject to all legal county drainage easements, highways, rights of way and easements of record.

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