

DEVELOPMENT LAND

FORT WAYNE • Allen County, IN

for sale

144[±]
TOTAL ACRES

- ROAD FRONTAGE ON BASS AND EME ROADS
- JUST SOUTH OF ARCOLA
- MOSTLY TILLABLE AND WOODS
- RESIDENTIAL DEVELOPMENT POTENTIAL
- NORTHWEST ALLEN COUNTY SCHOOLS

LISTING INFORMATION BOOKLET



Utilities:

- Electric – Indiana Michigan Power Company
- Sewer – Aqua Indiana & City Utilities
- Water – City Utilities

The deer and turkey stock images are merely representational of the abundant wildlife on the property and are not owned by Schrader Real Estate & Auction Co.



CALL FOR MORE INFORMATION

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Old Trail Farms, Inc • KJ/RDS01A



800-451-2709
schraderauction.com/listings

SCHRADER REAL ESTATE & AUCTION CO. INC.
Listing Agents:
RD SCHRADER • 800-451-2709 • rd@schraderauction.com
KEVIN JORDAN • 800-451-2709 • kevin@schraderauction.com

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**LISTING
AGENTS**

**RD SCHRADER • 800-451-2709
KEVIN JORDAN • 800-451-2709**



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

BOOKLET INDEX

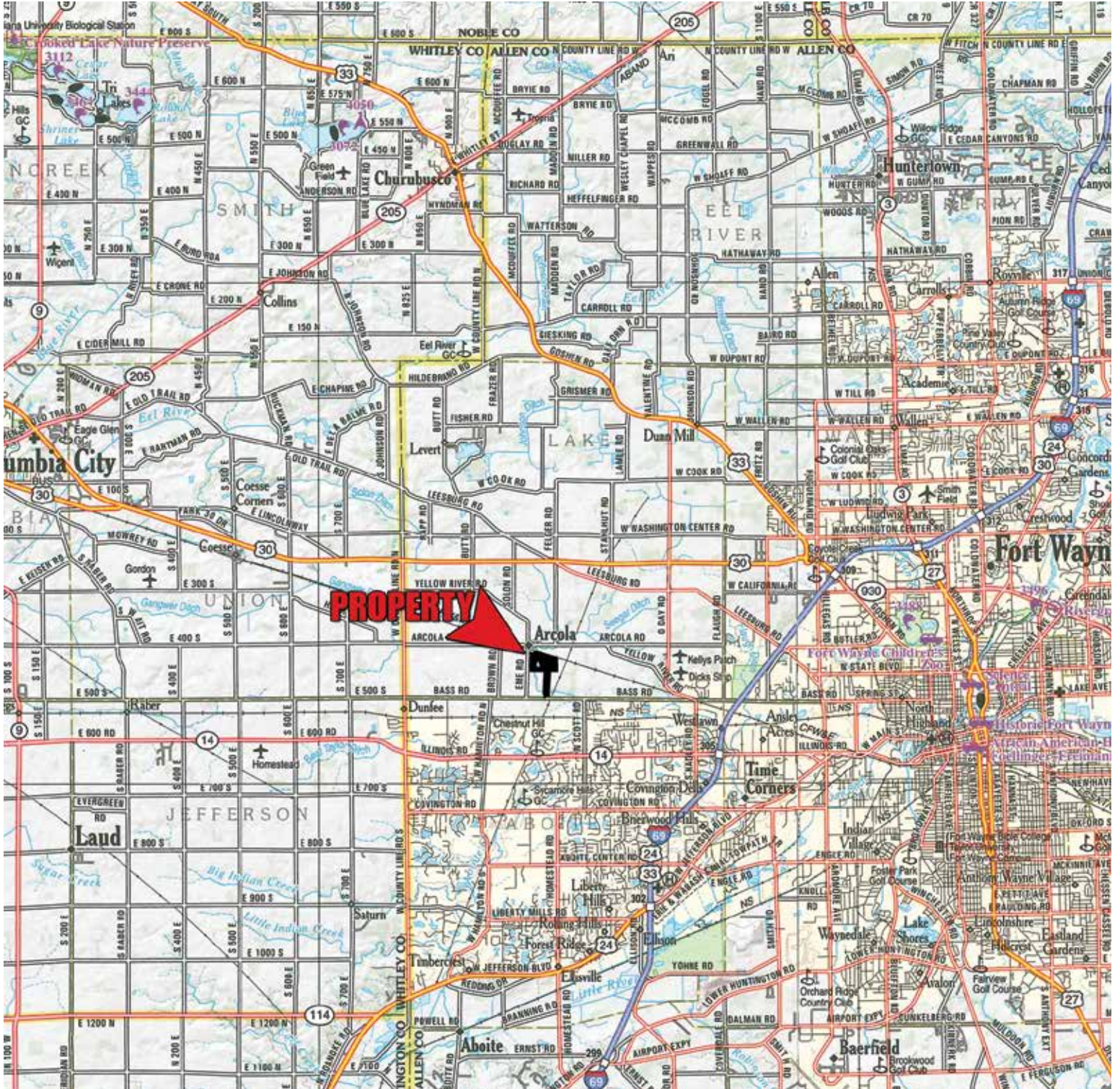
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LOCATION & AERIAL MAP

LOCATION MAP



AERIAL MAP





SURETY INFORMATION

SOIL MAP



State: **Indiana**
 County: **Allen**
 Location: **33-31N-11E**
 Township: **Lake**
 Acres: **143.9**
 Date: **6/4/2024**

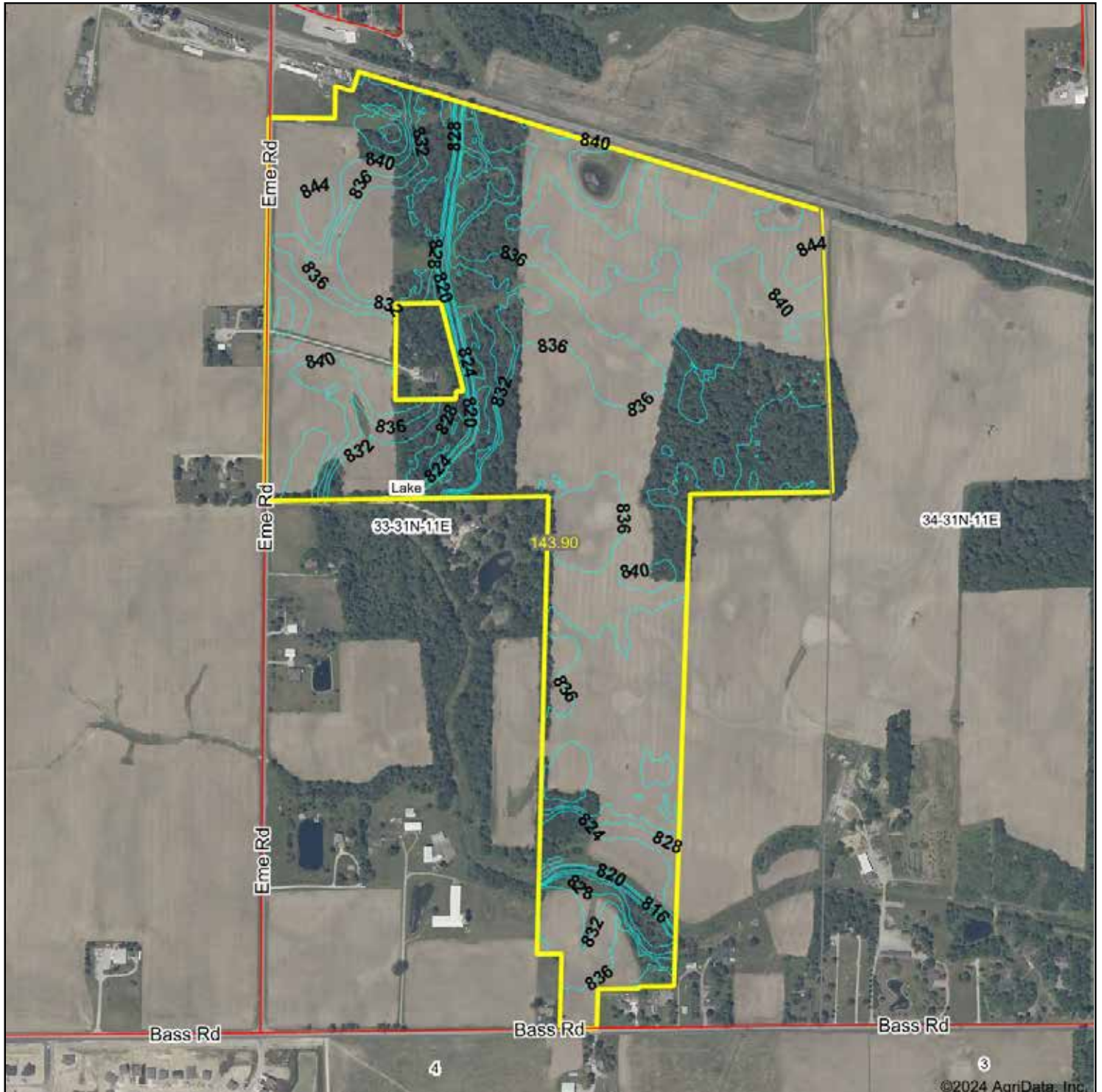


Soils data provided by USDA and NRCS.

Area Symbol: IN003, Soil Area Version: 23

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	
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	42.17	29.3%		llw	157		5	11			47	64	
BmB	Blount loam, interlobate moraines, 0 to 2 percent slopes	18.80	13.1%		llw	142	17	5			9	52	56	
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	16.47	11.4%		llw	123		7	13			43	8	
HaA	Haskins loam, 0 to 3 percent slopes	14.03	9.7%		llw	158		5	11			59	62	
MbB	Glymwood silt loam, 2 to 6 percent slopes, eroded	11.89	8.3%		lle	128	1	4	8	5		44	57	
HaB	Haskins loam, 2 to 6 percent slopes	9.50	6.6%		lle	156		5	11			58	62	
Rs	Rensselaer silty clay loam	7.98	5.5%		llw	175	24	8			12	49	70	
BmB	Blount silt loam, 2 to 6 percent slopes	6.82	4.7%		lle	126	17	5			8	41	57	
MbB	Glymwood silt loam, 2 to 6 percent slopes	4.39	3.1%		lle	133		4	8			46	60	
HpA	Whitaker silt loam, 0 to 2 percent slopes	3.14	2.2%		llw	140	20	5			9	46	63	
HoA	Whitaker loam, 0 to 2 percent slopes	1.99	1.4%		llw	140	20	5			9	46	63	
MsD3	Morley silty clay loam, 12 to 18 percent slopes, severely eroded	1.78	1.2%		lve	92	15	3	6			33	42	
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	1.47	1.0%		lle	137	17	5			9	50	54	
RIC2	Rawson loam, 6 to 12 percent slopes, moderately eroded	0.99	0.7%		lle	130	19	4			9	46	56	
RI82	Rawson loam, 2 to 6 percent slopes, moderately eroded	0.95	0.7%		lle	133	19	5			9	47	60	
MRD2	Morley silt loam, 12 to 18 percent slopes, eroded	0.80	0.6%		lve	105	16	3	8			37	47	
PIB	Plainfield fine sand, moderately fine substratum, 2 to 6 percent slopes	0.43	0.3%		lv4	85	16	3			6	30	38	
Ca	Houghton muck, drained, 0 to 1 percent slopes	0.32	0.2%		llw	150		5			11	42	64	
Weighted Average						2.98	145.1	5.9	5.1	7.5	0.4	2.8	48.3	54.9

TOPO CONTOUR MAP



 **SCHRADER**
Real Estate and Auction Company, Inc.

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

Source: USGS 3 meter dem
Interval(ft): 4.0
Min: 813.6
Max: 849.9
Range: 36.3
Average: 836.5
Standard Deviation: 5.61 ft

0ft 757ft 1514ft

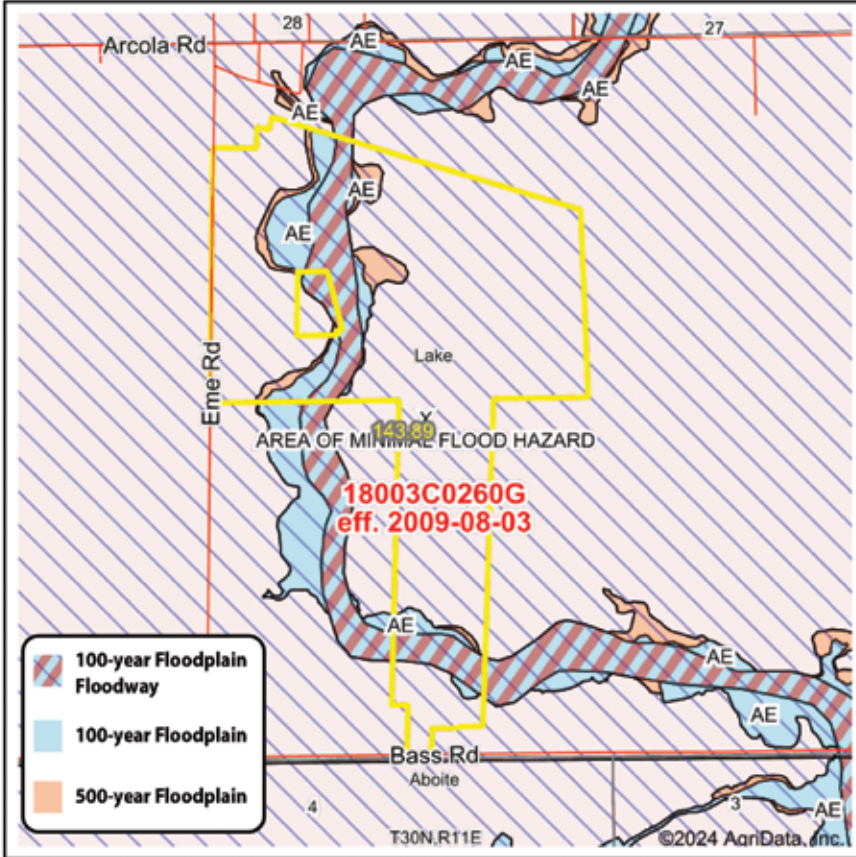


6/4/2024

33-31N-11E
Allen County
Indiana

Boundary Center: 41° 5' 45.15, -85° 17' 22.75

FLOODPLAIN MAP



Map Center: 41° 5' 45.49, -85° 17' 19.44
 State: IN Acres: 143.89
 County: Allen Date: 6/13/2024
 Location: 33-31N-11E
 Township: Lake

SCHRADER
 Real Estate and Auction Company, Inc.

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 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
Allen County	180302	Allen	Regular	143.89	100%
Total				143.89	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	116.11	80.8%
AE	FLOODWAY	100-year Floodplain	12.79	8.9%
AE		100-year Floodplain	4.82	3.3%
AE		100-year Floodplain	1.92	1.3%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	1.64	1.1%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	1.37	1.0%
AE		100-year Floodplain	1.34	0.9%
AE		100-year Floodplain	0.96	0.7%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.88	0.6%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.74	0.5%
AE		100-year Floodplain	0.61	0.4%
AE		100-year Floodplain	0.33	0.2%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.24	0.2%
AE		100-year Floodplain	0.08	0.1%
Zone	SubType	Description	Acres	Percent
AE		100-year Floodplain	0.06	0.0%
Total			143.89	100%

Panel	Effective Date	Acres	Percent
18003C0260G	8/3/2009	143.89	100%
Total		143.89	100%

FSA INFORMATION

FSA INFORMATION

INDIANA

ALLEN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10519

Prepared : 5/31/24 9:52 AM CST

Crop Year : 2024

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
147.47	93.71	96.66	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	96.66	0.00		0.00	0.00	2.95	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	2.50	0.00	45	
Oats	1.30	0.00	73	
Corn	53.90	0.00	141	
Soybeans	30.10	0.00	47	
TOTAL	87.80	0.00		

NOTES

Tract Number : 14651

Description : B7/1A LAKE TWP SEC 33 EAST OF EME ROAD
 FSA Physical Location : INDIANA/ALLEN
 ANSI Physical Location : INDIANA/ALLEN
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : OLD TRAIL FARM INC
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
147.47	93.71	96.66	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
ALLEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10519
Prepared : 5/31/24 9:52 AM CST
Crop Year : 2024

Tract 14651 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	96.66	0.00	0.00	0.00	2.95	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.50	0.00	45
Oats	1.30	0.00	73
Corn	53.90	0.00	141
Soybeans	30.10	0.00	47

TOTAL **87.80** **0.00**

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.

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FSA INFORMATION

USDA Farm 10519 Tract 14651

Map prepared on: 5/31/2024

Administered by: Allen County, Indiana

147.47 Tract acres

93.71 Cropland acres

0 CRP acres

□ CRP

□ CLU *Allen*

Wetland Determination Identifiers:

● Restricted Use

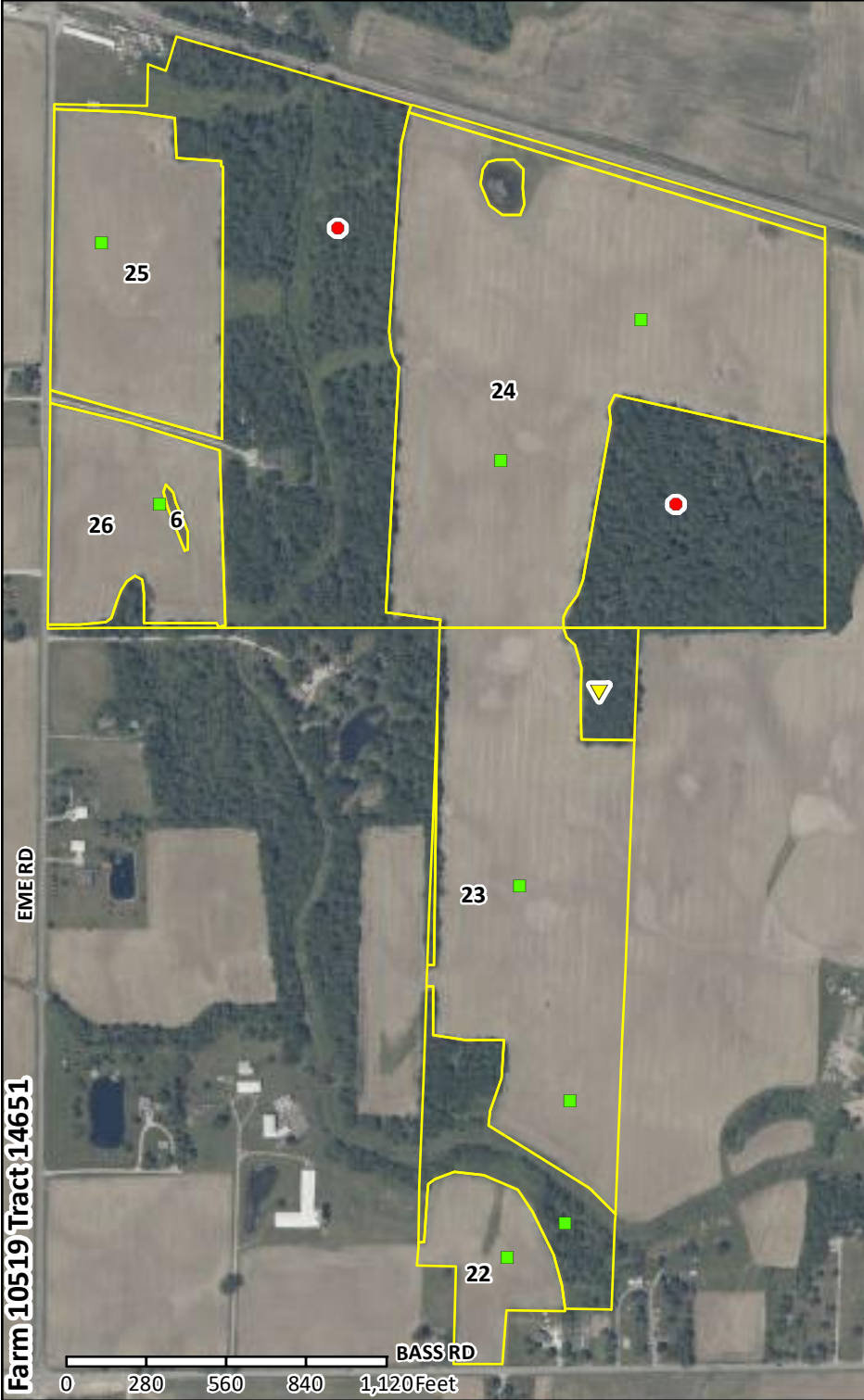
▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2024-05-31 10:39:40

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
6	0.16	H	2				Y	
22	4.89	N	2				Y	
23	25.21	N	2				Y	
24	40.48	N	2				Y	
25	13.83	N	2				Y	
26	9.14	N	2				Y	



USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS

PROPERTY RECORD INFORMATION

PROPERTY RECORD INFORMATION

02-06-33-276-001.000-049

2602 EME RD

100, Vacant Land

AG/RURAL RES HOMESIT

1/2

Notes

Transfer of Ownership

Notes

General Information
 Parcel Number
 02-06-33-276-001.000-049
 Local Parcel Number
 18-0033-0063
 Tax ID:

Ownership
 OLD TRAIL FARMS INC
 C/O HOWARD CHAPMAN
 215 E BERRY ST
 FORT WAYNE, IN 46802-2705

Date
 01/10/1995
 01/01/1900

Owner
 OLD TRAIL FARMS IN
 MCDOWELL RICK A

Routing Number

Doc ID
 0
 0
 0

Code
 WD
 WD
 /

Adj Sale Price
 9412403
 /

Legal
 109.215 AC TR NE 1/4 S OR RR EX 3 AC TR
 481.05 FT N & 628.70 FT E OF SW
 CORNER NE 1/4 SEC 33

Assessment Year
 2024
 2024
 2024

Reason For Change
 WIP
 AA
 AA

As Of Date
 01/25/2024
 03/22/2024
 03/17/2021

Valuation Method
 1.0000

Valuation Method
 Indiana Cost Mod
 Indiana Cost Mod
 Indiana Cost Mod

Equalization Factor
 1.0000

Notice Required

Land
 \$179,000
 \$0
 \$179,000
 \$0

Land
 \$149,200
 \$0
 \$149,200
 \$0

Land
 \$117,800
 \$0
 \$117,800
 \$0

Land
 \$94,000
 \$0
 \$94,000
 \$0

Improvement
 \$0
 \$0
 \$0
 \$0

Improvement
 \$0
 \$0
 \$0
 \$0

Improvement
 \$0
 \$0
 \$0
 \$0

Improvement
 \$0
 \$0
 \$0
 \$0

Total
 \$179,000
 \$0
 \$179,000
 \$0

Total
 \$149,200
 \$0
 \$149,200
 \$0

Total
 \$117,800
 \$0
 \$117,800
 \$0

Total
 \$94,000
 \$0
 \$94,000
 \$0

Section/Plat
 0333111

Location Address (1)
 2602 EME RD
 FORT WAYNE, IN 46818

Land Computations
 Calculated Acreage
 106.21

Actual Frontage
 0

Zoning

Parcel Acreage
 106.22

Developer Discount

81 Legal Drain NV
 6.76

Subdivision

82 Public Roads NV
 1.06

83 UT Towers NV
 0.00

9 Homesite
 0.00

Lot

91/92 Acres
 0.00

Total Acres Farmland
 98.39

Farmland Value
 \$179,010

Market Model
 N/A

Measured Acreage
 98.39

Avg Farmland Value/Acre
 1819

Value of Farmland
 \$178,970

Topography

Classified Total
 \$0

Farm / Classified Value
 \$179,000

Home(s) Value
 \$0

Public Utilities

91/92 Value
 \$0

Supp. Page Land Value
 \$23,430

CAP 1 Value
 \$0

Streets or Roads

CAP 2 Value
 \$2,880

CAP 3 Value
 \$0

Total Value
 \$179,000

Neighborhood Life Cycle Stage
 Other

Appraiser
 08/17/2020

Collector
 08/17/2020

Appraiser
 08/17/2020

Other

Printed
 Wednesday, March 27, 2024

Review Group
 2020

Review Group
 2020

ERA

TIF

Flood Hazard

Characteristics

Printed
 Wednesday, March 27, 2024

Review Group
 2020

Review Group
 2020

Review Group
 2020

PROPERTY RECORD INFORMATION

02-06-33-276-001.000-049

2602 EME RD

Supplemental Land Page

AG/RURAL RES HOMESITES 0

2/2

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')														
Land Type	Pricing Metho d	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
6	A	ES	0	6.931	1.02	\$2,280	\$2,326	\$16,122	-80%	1.0000	0.00	100.00	0.00	\$3,220
6	A	HAB	0	0.420	1.06	\$2,280	\$2,417	\$1,015	-80%	1.0000	0.00	100.00	0.00	\$200
6	A	MRB	0	0.991	0.81	\$2,280	\$1,847	\$1,830	-80%	1.0000	0.00	100.00	0.00	\$370
6	A	MRB	0	0.438	0.77	\$2,280	\$1,756	\$769	-80%	1.0000	0.00	100.00	0.00	\$150
6	A	PE	0	9.019	1.11	\$2,280	\$2,531	\$22,827	-80%	1.0000	0.00	100.00	0.00	\$4,570
6	A	PLB	0	0.431	0.64	\$2,280	\$1,459	\$629	-80%	1.0000	0.00	100.00	0.00	\$130
6	A	RS	0	0.221	1.28	\$2,280	\$2,918	\$645	-80%	1.0000	0.00	100.00	0.00	\$130
81	A		0	6.762	1.00	\$2,280	\$2,280	\$15,417	-100%	1.0000	0.00	100.00	0.00	\$00
82	A		0	1.063	1.00	\$2,280	\$2,280	\$2,424	-100%	1.0000	0.00	100.00	0.00	\$00

PROPERTY RECORD INFORMATION

02-06-33-400-007.001-049

11030 BASS RD

Old Trail Farms Inc

AG/RURAL RES HOMESIT

Parcel Number
02-06-33-400-007.001-049

Date
01/27/2012

Owner
Old Trail Farms Inc

Notes

18-0033-0071

Doc ID Code Book/Page Adj Sale Price Vli

Transfer of Ownership

2020

Tax ID:

Legal

W 1/2 E 1/2 SE 1/4 Sec. 33 Ex Tracts

Routing Number

Property Class 100

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

Assessment Year

2024

Vacant Land

Reason For Change

As Of Date

2021

Year: 2024

Valuation Method

Equalization Factor

2020

County

Notice Required

Land

2020

Allen

Land Res (1)

Land Non Res (2)

2021

Township

Land Non Res (3)

Improvement

2020

LAKE TOWNSHIP

Imp Res (1)

Imp Non Res (2)

2020

District 049 (Local 018)

Total

Total Res (1)

2020

049 LAKE (18)

Total Non Res (2)

Total Non Res (3)

2020

School Corp 0225

Land Computations

Calculated Acreage

37.81

NORTHWEST ALLEN COUNTY

Actual Frontage

Developer Discount

0

Neighborhood 491009-049

Parcel Acreage

81 Legal Drain NV

37.81

AGRURAL RES HOMESITES 01 0

82 Public Roads NV

83 UT Towers NV

0.08

Section/Plat

9 Homesite

91/92 Acres

0.00

0333111

Total Acres Farmland

Farmland Value

34.97

Location Address (1)

Measured Acreage

Avg Farmland Value/Acre

2042

11030 BASS RD

Value of Farmland

Classified Total

\$71,410

FORT WAYNE, IN 46818

Farm / Classified Value

HomeSite(s) Value

\$71,400

Zoning

Supp. Page Land Value

CAP 1 Value

\$0

Subdivision

CAP 2 Value

CAP 3 Value

\$71,400

Lot

Total Value

Appraiser

08/17/2020

Market Model

Collector

08/17/2020

skdeaa

N/A

Data Source

N/A

08/17/2020

Characteristics

Topography

Flood Hazard

ERA

Rolling

Electricity

Streets or Roads

Paved

Neighborhood Life Cycle Stage

Other

Printed

Wednesday, March 27, 2024

Review Group

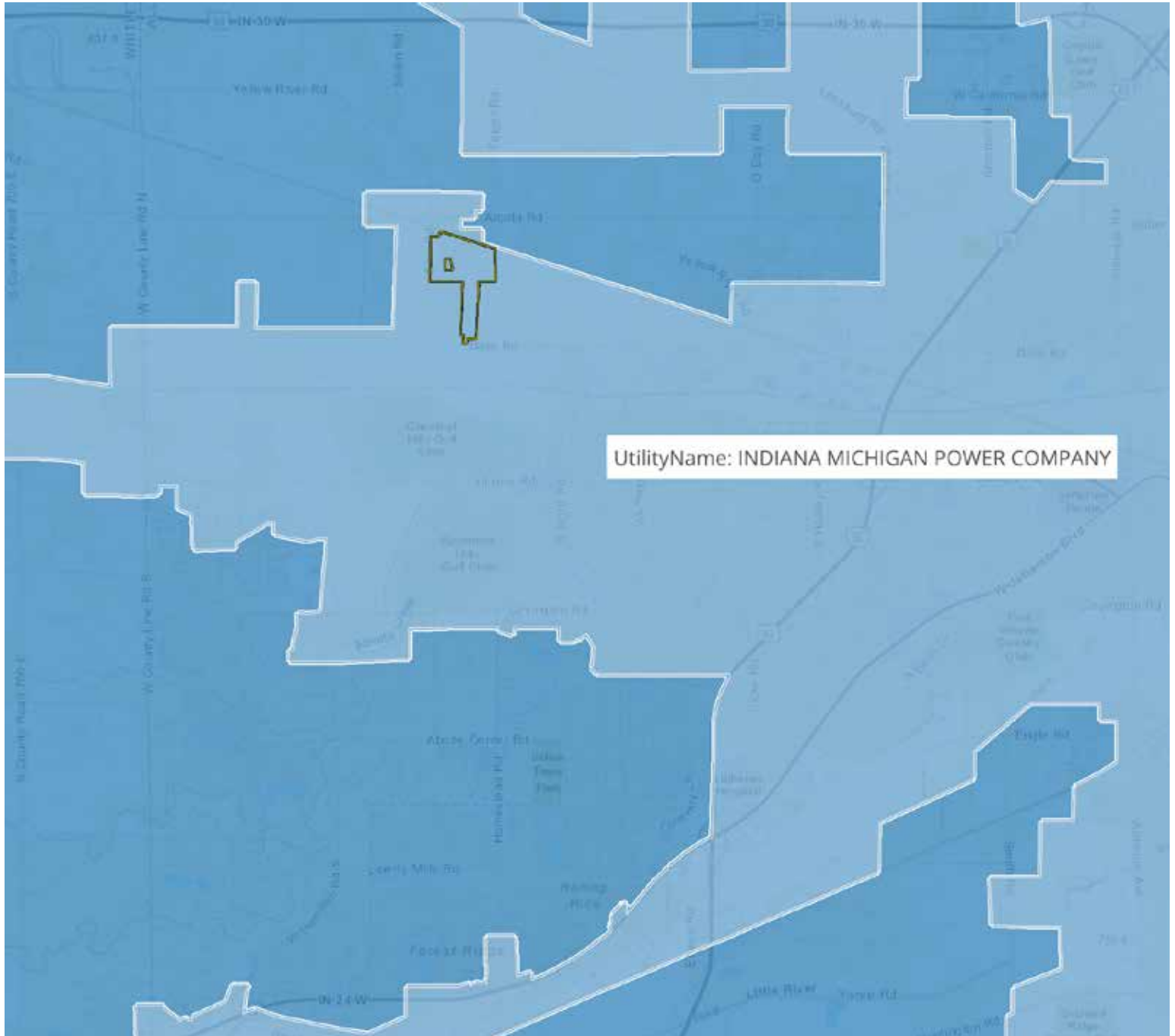
2020

2020

2020

ELECTRIC SERVICE MAP

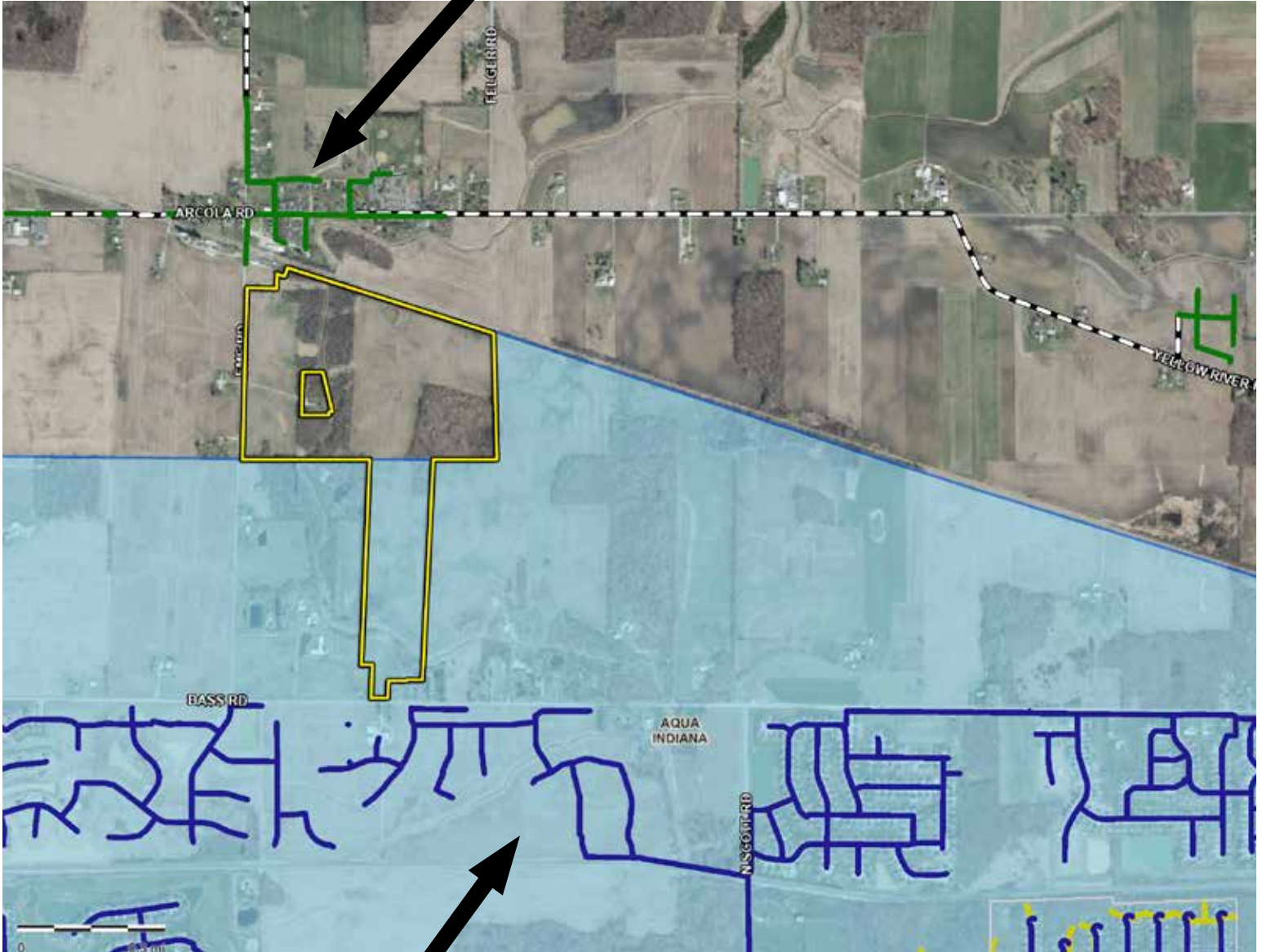
ELECTRIC SERVICE MAP



SEWER PROVIDER MAP

SEWER PROVIDER MAP

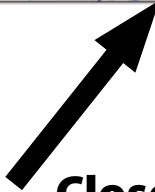
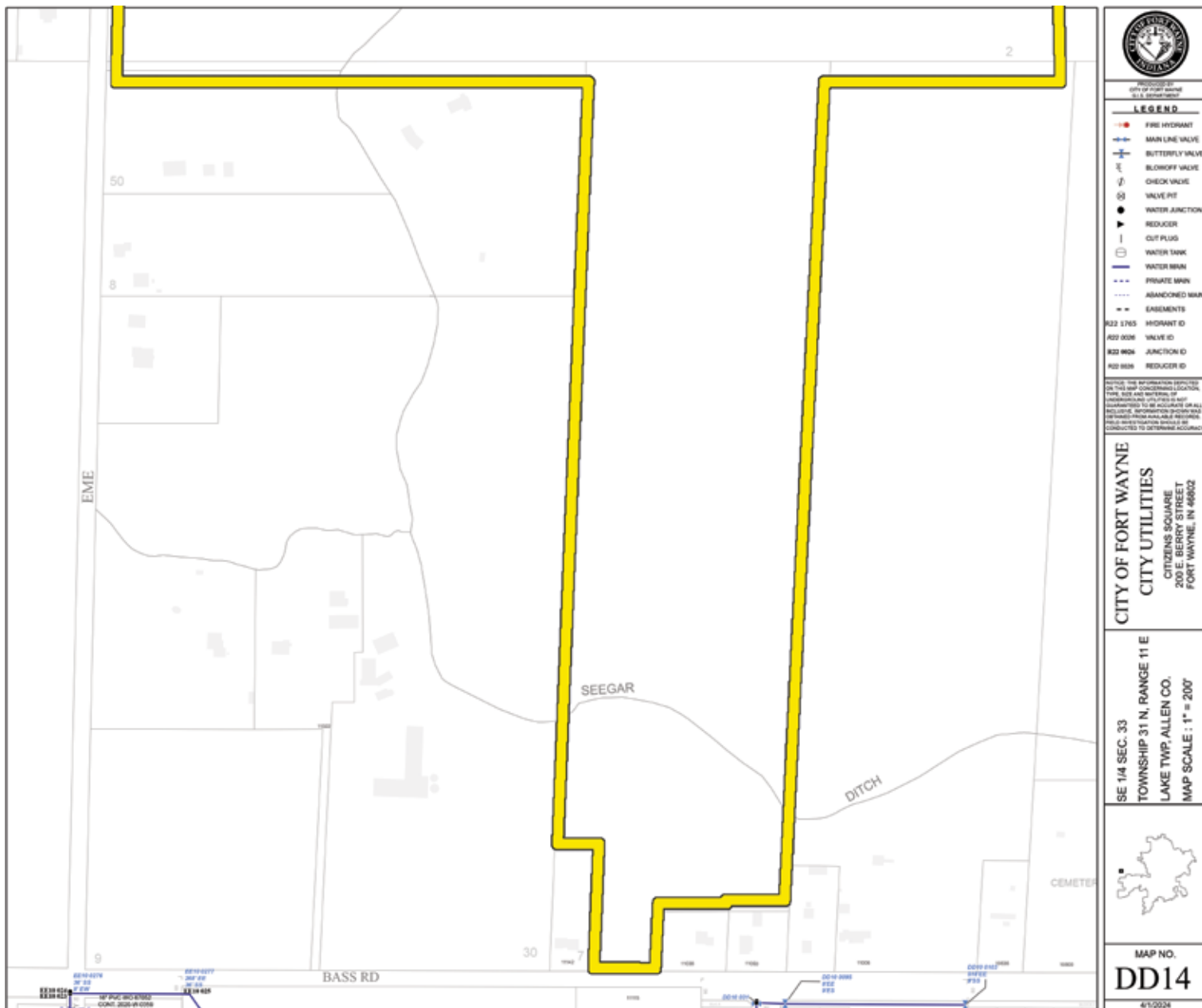
**City of Fort Wayne
Sewer**



Aqua Indiana Sewer

WATER LINE MAP

WATER LINE MAP



Closest Water Lines

EASEMENT TO HOME WITHIN PROPERTY

EASEMENT TO HOME WITHIN PROPERTY

The terms and conditions of The Access Easement are as follows: The easement is a non-exclusive easement that will run with the land for the benefit of Grantors and future owners of The Three Acre Tract, and will be binding upon Grantee and subsequent owners of the ground on which The Access Easement is located. The easement is intended to provide ingress and egress for pedestrians and vehicles (including farm vehicles) to and from The Three Acre Tract in connection with normal, residential use of The Three Acre Tract, but shall not be used for commercial purposes. Grantors and their successors in ownership of The Three Acre Tract shall maintain the easement in a clean and safe condition, in compliance with all applicable laws, and shall pay for all maintenance, upkeep and replacement. Grantors and their successors in ownership of The Three Acre Tract will pay when due any charges for labor or material furnished to or used on The Access Easement, and will not permit any liens to attach to same. Grantee, and its successors in ownership, shall not be responsible for any expense or any loss or liability arising from or in connection with the use of The Access Easement. Grantee, its successors and assigns, shall have the right to terminate The Access Easement in the event that they provide access to The Three Acre Tract from a platted roadway of higher quality than the existing drive, providing access from The Three Acre Tract to and from Erme Road and, upon installation and completion of such platted roadway, The Access Easement shall terminate.

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



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