

CARROLL CO.  
INDIANA

# LAND AUCTION

**51.8±**  
*acres*

Offered in  
4 Tracts



33± Total Tillable Acres

Farmland Open for 2025!

1,792 sq. ft. Home with  
Partial Basement

Potential Building Sites  
**ATTENTION DEVELOPERS!**

**WEDNESDAY, AUGUST 7 AT 6PM EASTERN**

Wabash & Erie Canal Center, Delphi, IN  Online Bidding Available



# INFORMATION BOOKLET



2% Buyer's Premium

# *Disclaimer*

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

**AUCTION MANAGER**

**Todd Freeman - 765.414.1863 *cell***

**Dean Retherford - 765.427.1244 *cell***



*Real Estate and Auction Company, Inc.*

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

800.451.2709 | 260.244.7606

[www.schraderauction.com](http://www.schraderauction.com)

*Follow us and download our Schrader iOS app*



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# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, AUGUST 7, 2024**

**51.8± ACRES – CARROLL COUNTY, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Wednesday, July 31, 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**  
**51.8± Acres • Carroll County, Indiana**  
**Wednesday, August 7, 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 Wednesday, August 7, 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](http://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](mailto: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, Wednesday, July 31, 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: \_\_\_\_\_

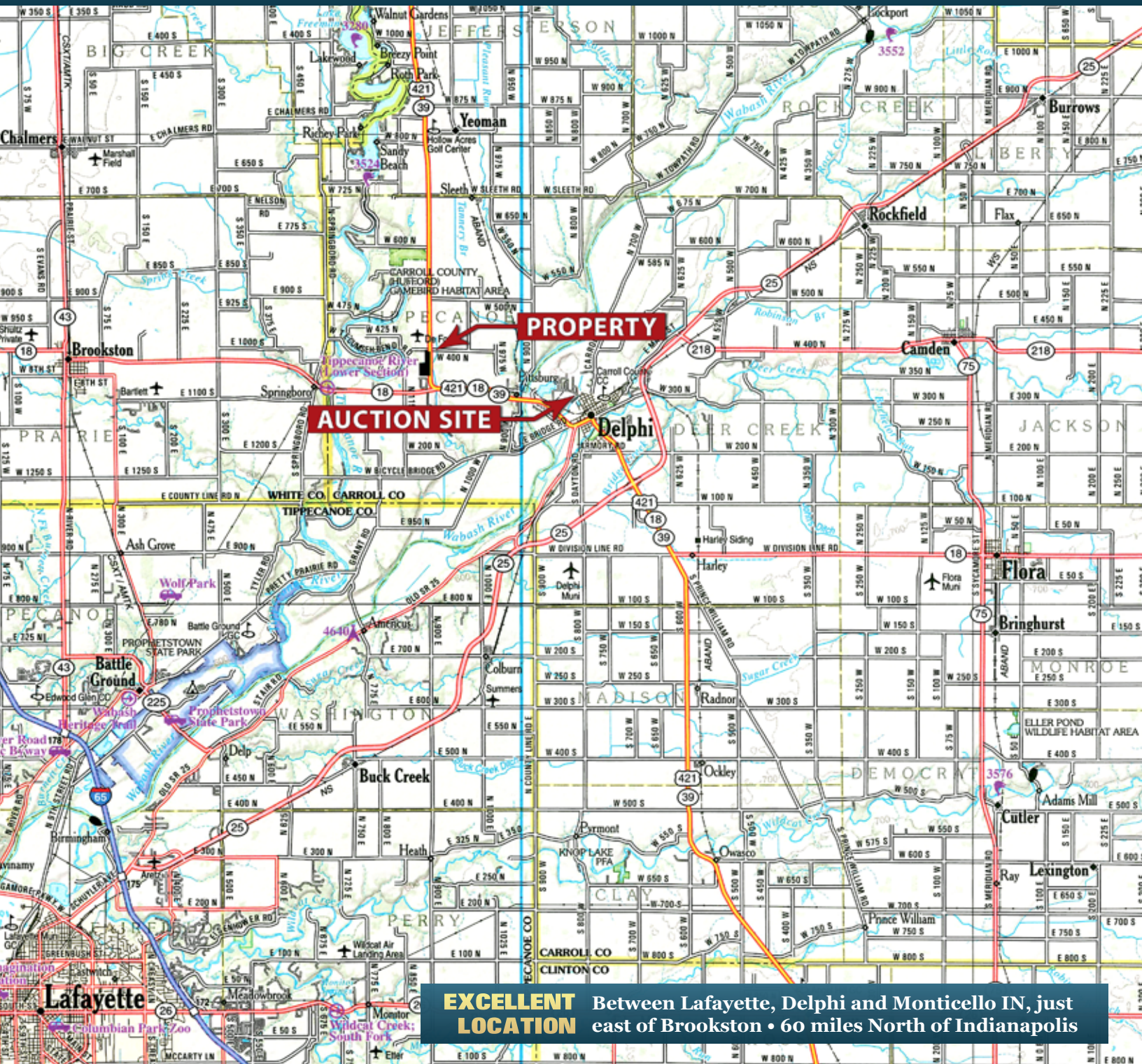
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



# LOCATION MAP



# LOCATION MAP



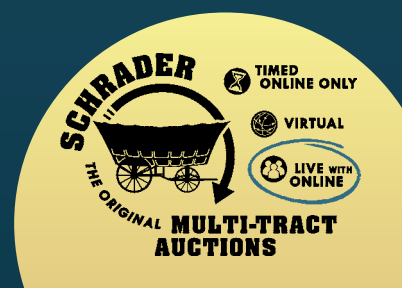
**EXCELLENT LOCATION** Between Lafayette, Delphi and Monticello IN, just east of Brookston • 60 miles North of Indianapolis

**DIRECTIONS TO PROPERTY:** Travel north from the intersection of SR 18 & US 421 just west of Delphi Indiana. The property is 1/4 of mile north on the west side of the road. Access from W 400N is by turning west off US 421 at the north end of the farm.

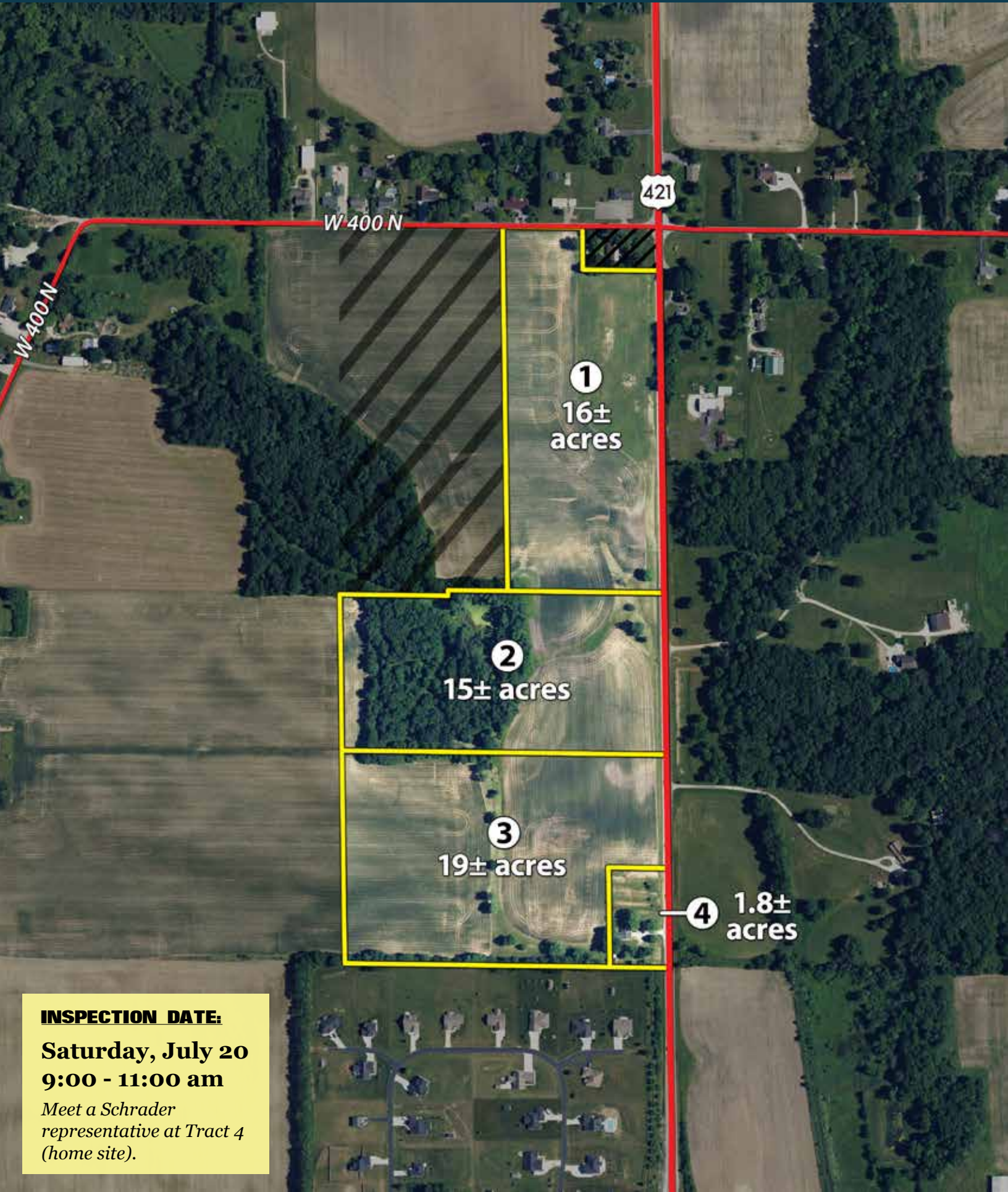
**AUCTION LOCATION:** Wabash & Erie Canal Center, 1030 N Washington St, Delphi, IN, 46923

**ONLINE BIDDING AVAILABLE:** You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company.

# TRACT MAP



# TRACT MAP



**INSPECTION DATE:**

**Saturday, July 20  
9:00 - 11:00 am**

*Meet a Schrader  
representative at Tract 4  
(home site).*

# TRACT DESCRIPTIONS



# 51.8± acres

Offered in  
4 Tracts

CARROLL CO.  
INDIANA

# LAND AUCTION

WEDNESDAY, AUGUST 7 AT 6PM EASTERN



Online Bidding Available

at the Wabash & Erie Canal Center  
1030 N Washington St, Delphi, IN

33± Total Tillable Acres

Farmland Open for 2025!

1,792 sq. ft. Home with  
Partial Basement

Potential Building Sites  
Attention Developers!

**TRACT 1: 16± acres** – Mostly tillable with some pasture, road frontage along US Highway 421 and approximately 275± feet of road frontage along W 400 N.

**TRACT 2: 15± acres** – Good mix of tillable and woodlands with road frontage along US Highway 421.

**TRACT 3: 19± acres** – Nearly all tillable land with road frontage along US Highway 421.

**TRACT 4: 1.8± acres** – Single story residence built in 1961, 3 bedrooms, 1.5 baths, partial basement, aluminum siding and two wooden decks (one handicap ramp). This is a fixer upper house, good candidate as a flipper home. Check website for additional photos.

**OWNER:** Amber Lamb & Trisha McKoon

**AUCTIONEER'S NOTE:** Great opportunity to purchase tillable acres or consider developmental opportunities!

### Auction Terms & Conditions:

**PROCEDURE:** This property will be offered in 4 individual tracts, combination of tracts, or as a total 51.8± 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.

**BUYER'S PREMIUM:** 2% Buyer's Premium

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

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

**DEED:** Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, & all other matters of public record.

**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approx. 30 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment & Seller's closing documents.

Costs for an administered closing, including surveys, shall be shared 50:50 between Buyer(s) & Seller. All lender costs shall be paid by the Buyer(s).

**POSSESSION:** Possession is at closing per the tenants rights to the 2024 crops. Residence possession shall be 14 days after closing.

**REAL ESTATE TAXES:** Taxes for 2024 due in 2025 will be paid by the Seller, all taxes and assessments for 2025 and thereafter will be assumed by the Buyer.

**ACREAGE:** All tract acreages, dimensions, & proposed boundaries are approx. & have been estimated based on county tax parcel data, county GIS, &/or aerial mapping.

**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 or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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.

**EASEMENTS:** Subject to any & all existing easements.

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

**DISCLAIMER & ABSENCE OF WARRANTIES:** All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approx.. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

### AUCTION MANAGERS:

Todd Freeman - 765.414.1863 cell

Dean Retherford - 765.427.1244 cell

800.451.2709

SchraderAuction.com



TIMED ONLINE ONLY

VIRTUAL

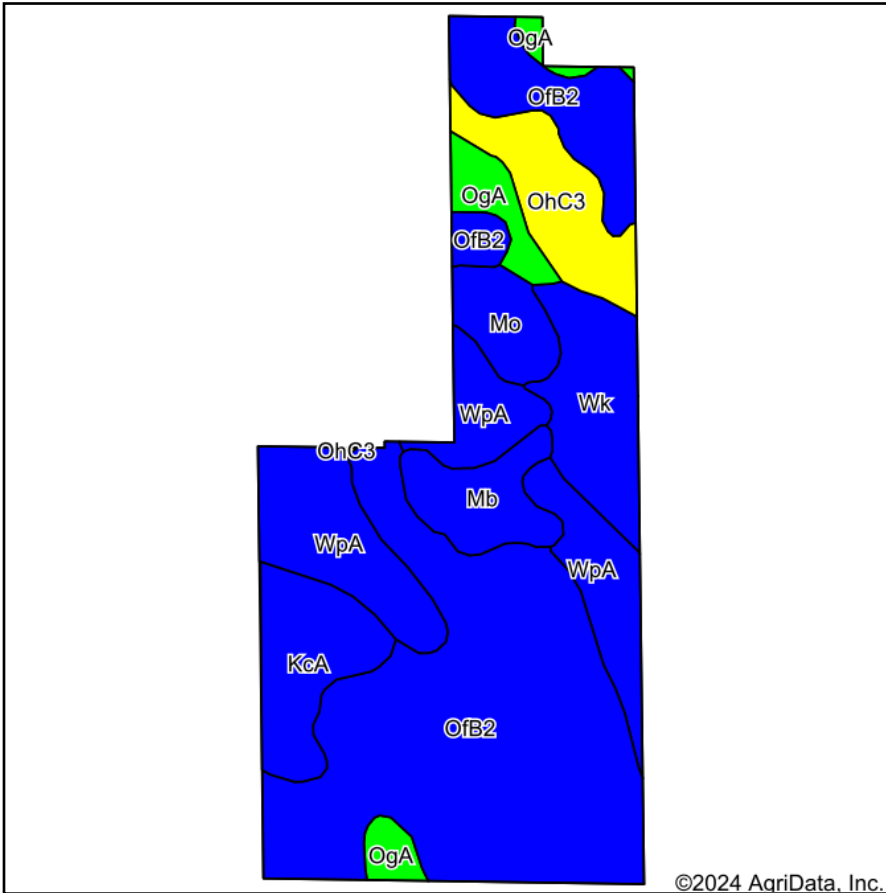
LIVE WITH ONLINE

MULTI-TRACT AUCTIONS

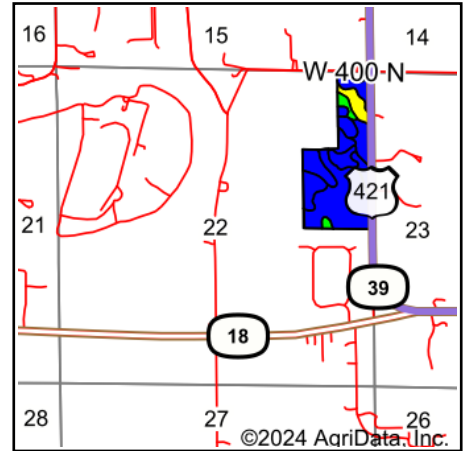
# SOILS MAP



# SOILS MAP



©2024 AgriData, Inc.



State: **Indiana**  
 County: **Carroll**  
 Location: **22-25N-3W**  
 Township: **Tippecanoe**  
 Acres: **51.61**  
 Date: **7/1/2024**



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



Soils data provided by USDA and NRCS.

Area Symbol: IN015, Soil Area Version: 28

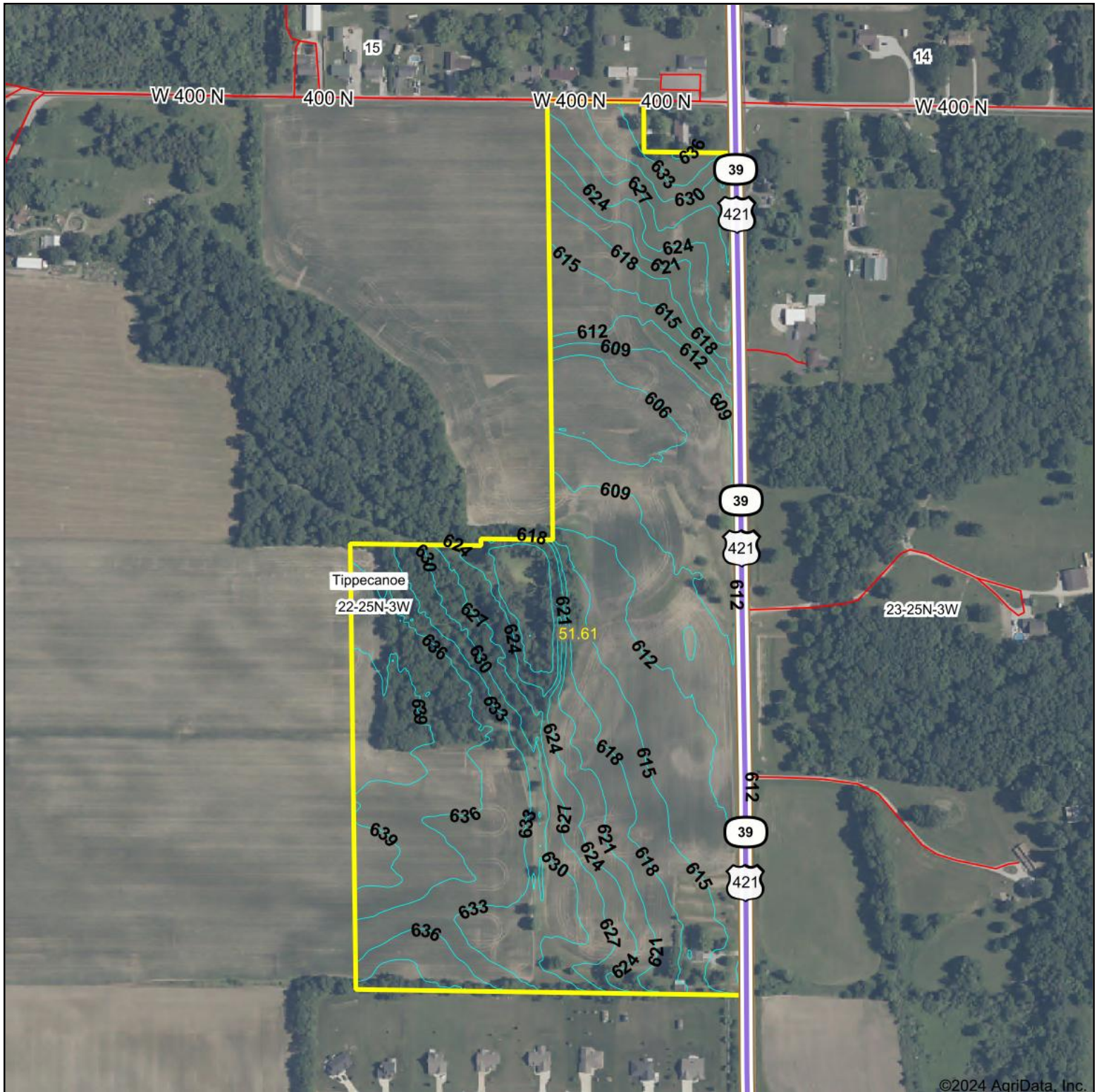
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
OfB2	Ockley loam, till substratum, 2 to 6 percent slopes, eroded	24.59	47.5%		Ile	135	5	9	47	68
WpA	Waynetown-Sleeth silt loams, till substrata, 0 to 1 percent slopes	8.76	17.0%		Ilw	151	5	10	49	68
Wk	Washtenaw silt loam	4.07	7.9%		Ilw	165	5	11	49	66
KcA	Kalamazoo loam, 0 to 2 percent slopes	3.75	7.3%		Ils	145	5	10	51	73
OhC3	Ockley, till substratum-Kendallville clay loams, 6 to 12 percent slopes, severely eroded	3.59	7.0%		Ive	129	4	8	45	65
Mb	Mahalasville silty clay loam, till substratum	2.59	5.0%		Ilw	175	6	12	49	70
OgA	Ockley-Rush silt loams, till substrata, 0 to 2 percent slopes	2.32	4.5%		I	145	5	10	51	73
Mo	Milford silt loam, pothole	1.94	3.8%		Ilw	80	2	5	22	32
<b>Weighted Average</b>					<b>2.09</b>	<b>140.8</b>	<b>4.9</b>	<b>9.4</b>	<b>47</b>	<b>67</b>



# TOPOGRAPHY MAP



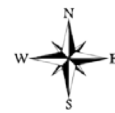
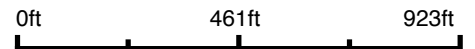
# TOPOGRAPHY MAP



©2024 AgriData, Inc.



Source: USGS 1 meter dem  
 Interval(ft): 3.0  
 Min: 605.0  
 Max: 641.4  
 Range: 36.4  
 Average: 622.3  
 Standard Deviation: 10.83 ft



7/1/2024

22-25N-3W  
 Carroll County  
 Indiana

Boundary Center: 40° 36' 6.7, -86° 44' 8.57

# FSA INFORMATION



# FSA INFORMATION

INDIANA  
 CARROLL  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM : 6796  
 Prepared : 7/1/24 10:47 AM CST  
 Crop Year : 2024

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name :  
 CRP Contract Number(s) : None  
 Recon ID : 18-015-2015-68  
 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
50.44	32.77	32.77	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	32.77	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	16.10	0.00	158	
Soybeans	16.10	0.00	43	
<b>TOTAL</b>	<b>32.20</b>	<b>0.00</b>		

### NOTES

--

Tract Number : 15480

Description :  
 FSA Physical Location : INDIANA/CARROLL  
 ANSI Physical Location : INDIANA/CARROLL  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : LYNN L BRUBAKER  
 Other Producers :  
 Recon ID : 18-015-2015-13

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
50.44	32.77	32.77	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

INDIANA  
CARROLL  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 6796  
Prepared : 7/1/24 10:47 AM CST  
Crop Year : 2024

### Tract 15480 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	32.77	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	16.10	0.00	158
Soybeans	16.10	0.00	43

**TOTAL** **32.20** **0.00**

### NOTES

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

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

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

# FSA INFORMATION

**USDA Farm 6796 Tract 15480**  
 Administered by: Carroll County, Indiana

Source: Primarily USDA NAIIP 2022 imagery; IDHS or Dynomap roads; FSA data 2024-05-14 09:02:06

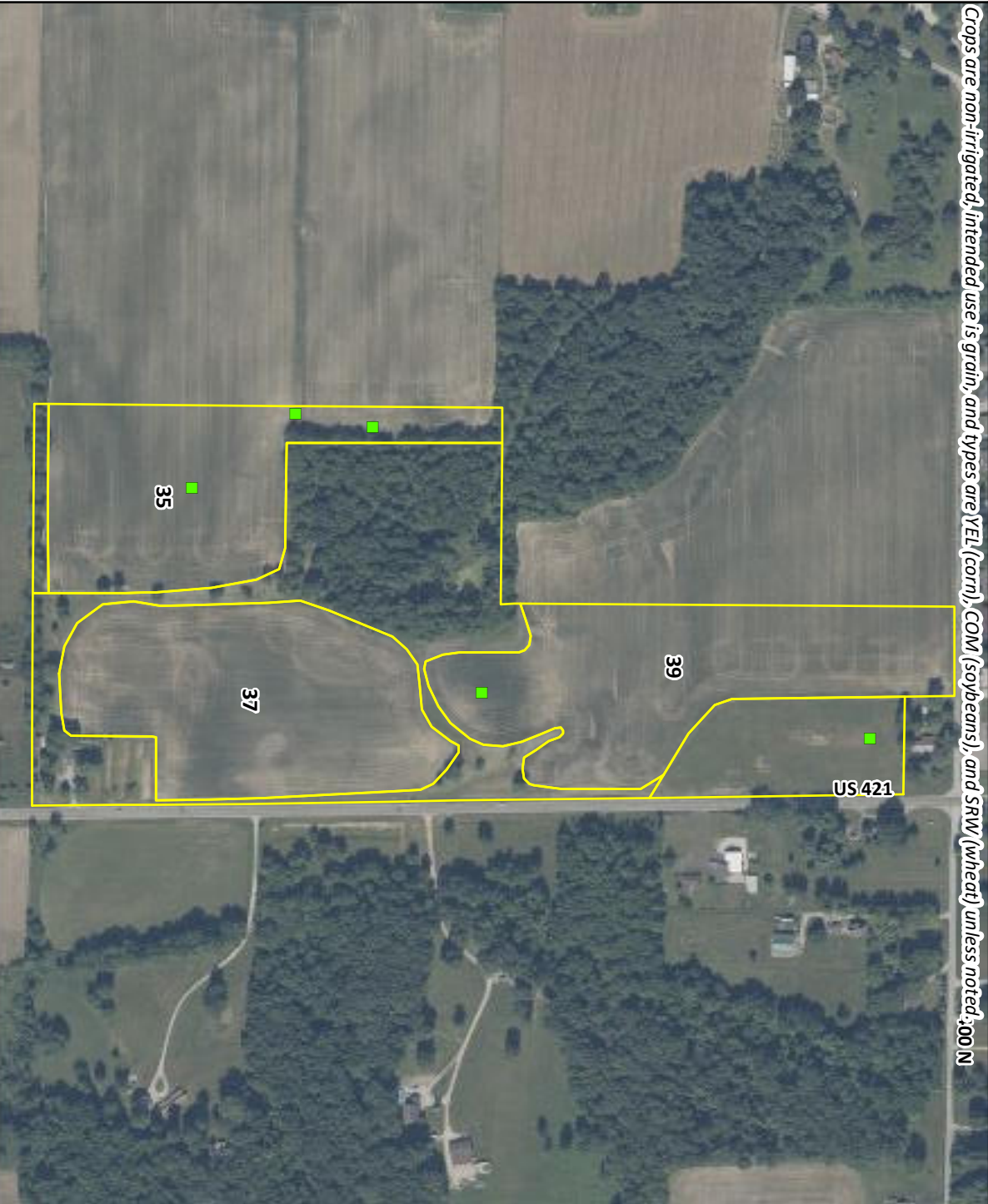
2024 Certification map prepared on: 5/14/2024

50.44 Tract acres  
 32.77 Cropland acres  
 0 CRP acres

CRP  
 CLU  
 Wetland Determination Identifiers:  
 Restricted Use **TRS: 25N3W22**  
 Limited Restrictions **Carroll**  
 Exempt from Conservation Compliance Provisions



*Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted; 00 N*



CLU	Acres	HEL	Contract	Prac	Yr	CI
35	9.62	N				Y
Crop:						
Type:						
IUse:						
Date:						
Shares:						
37	11.61	U				Y
Crop:						
Type:						
IUse:						
Date:						
Shares:						
39	11.54	U				Y
Crop:						
Type:						
IUse:						
Date:						
Shares:						

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 NAIIP 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.

# COUNTY PARCEL INFORMATION



# COUNTY PARCEL INFORMATION

08-05-22-000-003.000-018

Brubaker, Lynn L LE ETAL

N US Hwy 421

ADMINISTRATIVE INFORMATION

OWNERSHIP - Deeded Owner

Tax ID 0134300300

Printed 04/30/2024 Card No. 1 of 1

PARCEL NUMBER  
08-05-22-000-003.000-018

Brubaker, Lynn L LE ETAL  
3584 N US HWY 421  
Delphi, IN 46923 USA

Parent Parcel Number

013-43003-00 PLOT NE 22-25-3 50.795 AC

Property Address

11/02/2021 Brubaker, Susan J

N US Hwy 421

I-Invalid  
Doc #: 2021004046

Neighborhood

12/19/2014 Dale, Peggy J ETAL - Brian D Walters

\$0

1313001 Tippecanoe Homesite

I-Invalid  
Doc #: 2014003866

Property Class

12/19/2014 Dale, Peggy J ETAL - Brian D Walters

\$0

100 Agri Vacant land

I-Invalid  
Doc #: 2014003865

TAKING DISTRICT INFORMATION

## AGRICULTURAL

Jurisdiction 8 Carroll County

Area 013 Tippecanoe

Corporation N

District 018 Tippecanoe Township

Section & Plat 22

Routing Number 05-22-000-091

### VALUATION RECORD

Assessment Year	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022	01/01/2023	01/01/2024
Reason for Change	4Y Reval	4Y Reval	4Y Reval	4Y Reval	4Y Reval	4Y Reval	4Y Reval
VALUATION	L 60200	58300	47900	48300	56100	71100	85300
Appraised Value	B 0	0	0	0	0	0	0
VALUATION	T 60200	58300	47900	48300	56100	71100	85300
True Tax Value	L 60200	58300	47900	48300	56100	71100	85300
Level	T 60200	58300	47900	48300	56100	71100	85300

### Site Description

Topography:

Public Utilities:

Gas, Electric

Street or Road:

Paved

Neighborhood:

Static

### LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Actual	Effective	Effective	Depth	Depth	Square Feet	Base	Adjusted	Extended	Influence	Value
Frontage	Frontage	Frontage	Frontage	Frontage	Frontage	Frontage	Frontage	Frontage	Frontage	Rate	Rate	Value	Factor	Value
1 (4) TILLABLE LAND	KCA	2.7330	0.77	2280.00	1756.00	4800	0.77	2280.00	1756.00	4800	4800	4800	100%	4800
2 (4) TILLABLE LAND	MB	1.2000	1.28	2280.00	2918.00	3500	1.28	2280.00	2918.00	3500	3500	3500	100%	3500
3 (4) TILLABLE LAND	MO	1.9430	0.51	2280.00	1163.00	2260	0.51	2280.00	1163.00	2260	2260	2260	100%	2260
4 (4) TILLABLE LAND	OFB2	18.2980	0.85	2280.00	1938.00	35460	0.85	2280.00	1938.00	35460	35460	35460	100%	35460
5 (4) TILLABLE LAND	OgA	2.3250	0.98	2280.00	2234.00	5190	0.98	2280.00	2234.00	5190	5190	5190	100%	5190
6 (4) TILLABLE LAND	ORC3	3.5660	0.77	2280.00	1756.00	6260	0.77	2280.00	1756.00	6260	6260	6260	100%	6260
7 (4) TILLABLE LAND	Wk	3.8870	1.11	2280.00	2531.00	9840	1.11	2280.00	2531.00	9840	9840	9840	100%	9840
8 (4) TILLABLE LAND	WpA	5.4710	1.06	2280.00	2417.00	13220	1.06	2280.00	2417.00	13220	13220	13220	100%	13220
9 (6) WOODLAND	MB	1.3950	1.28	2280.00	2918.00	4070	1.28	2280.00	2918.00	4070	4070	4070	100%	4070
10 (3) NONTILLABLE LAND	OFB2	1.4810	0.85	2280.00	1938.00	2870	0.85	2280.00	1938.00	2870	2870	2870	100%	2870
11 (6) WOODLAND	OFB2	1.8510	1.11	2280.00	2531.00	720	1.11	2280.00	2531.00	720	720	720	100%	720
12 (6) WOODLAND	Wk	0.1620	1.11	2280.00	2531.00	410	1.11	2280.00	2531.00	410	410	410	100%	410
13 (6) WOODLAND	WpA	3.3320	1.06	2280.00	2417.00	8050	1.06	2280.00	2417.00	8050	8050	8050	100%	8050
14 (6) WOODLAND	KCA	1.0440	0.77	2280.00	1756.00	1830	0.77	2280.00	1756.00	1830	1830	1830	100%	1830
15 (82) PUBLIC ROAD/ROW	OFB2	2.1070	1.00	2280.00	2280.00	4800	1.00	2280.00	2280.00	4800	4800	4800	100%	4800

ISSP: 2015 SPLIT  
50.802 AC & SHED TO 13-43-67  
34.474 AC FROM 13-43-12  
50.795 AC PER SURVEY 12/19/2014  
LAND: LAND  
CONTIGUOUS WITH 13-43-13

Supplemental Cards  
TRUE TAX VALUE 85270

Supplemental Cards  
TOTAL LAND VALUE 85300



# COUNTY PARCEL INFORMATION

511

3584 N US HWY 421

Brubaker, Lynn L LE ETAL

08-05-22-000-013.000-018

Printed 04/30/2024 Card No. 1 of 1

Tax ID 0134301300

OWNERSHIP - Deeded Owner

ADMINISTRATIVE INFORMATION

Brubaker, Lynn L LE ETAL  
3584 N US HWY 421  
Delphi, IN 46923 USA

Brubaker, Lynn L LE ETAL  
3584 N US HWY 421  
Delphi, IN 46923 USA

PARCEL NUMBER  
08-05-22-000-013.000-018  
Parent Parcel Number

11/02/2021 Brubaker, Susan J  
I-Invalid  
Doc #: 2021004047

04/07/2014 Caputo, Susan  
I-Invalid  
Doc #: 2014001043

Property Address  
3584 N US HWY 421

03/03/1998 CAPUTO, SUSAN

013-43013-00 PT NE4 22-25-3 1 AC

Neighborhood  
1313001 Tippecanoe Homesite

Property Class  
511 Res 1 fam unplatted 0-9.99 ac

TAXING DISTRICT INFORMATION

Area 013 Tippecanoe

## RESIDENTIAL

Assessment Year	01/01/2019	01/01/2020	01/01/2021	01/01/2022	01/01/2023	01/01/2024	Reason for Change	Homestead Allocations
VALUATION	I 33000	4Y Reval 30000	4Y Reval 37000	4Y Reval 37000	4Y Reval 37000	4Y Reval 37000	Residential	
Appraised Value	E 91200	104800	104800	115000	132200	195400		
Routing Number	I 124200	137800	141800	152000	169200	232400		
VALUATION	I 33000	33000	37000	37000	37000	37000		
True Tax Value	E 91200	104800	104800	115000	132200	195400		
Level	I 124200	137800	141800	152000	169200	232400		

### LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Soil ID	Depth	Frontage	Effective	Effective	Depth	Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	37000.00	37000.00	37000.00	37000.00	37000.00

### Site Description

Topography:  
Level  
Public Utilities:  
Gas, Electric  
Street or Road:  
Paved  
Neighborhood:  
Static  
Zoning:  
1 (9) HOMESITE  
Legal Acres:  
1.0000  
Admin Legal  
1.0000

### Supplemental Cards

Supplemental Cards  
TRUE TAX VALUE 37000

### Supplemental Cards

Supplemental Cards  
TOTAL LAND VALUE 37000

LAND: LAND  
CONTIGUOUS WITH 13-43-03



# COUNTY PARCEL INFORMATION

08-05-22-00-013.000-018 Property Class: 511  
3584 N US HWY 421

## IMPROVEMENT DATA

01 02

### PHYSICAL CHARACTERISTICS

Style: 11 - 1 Story Older than 1965  
Occupancy: Single family  
Story Height: 1.0  
Finished Area: 1792  
Attic: None  
Basement: 3/4

### ROOFING

Material: Asphalt shingles

### FLOORING

Sub and Joists 1.0  
Vinyl tile  
Carpet

### EXTERIOR COVER

Alum siding 1.0

### INTERIOR FINISH

Drywall 1.0

### ACCOMMODATIONS

Finished Rooms 5  
Bedrooms 3

### HEATING AND AIR CONDITIONING

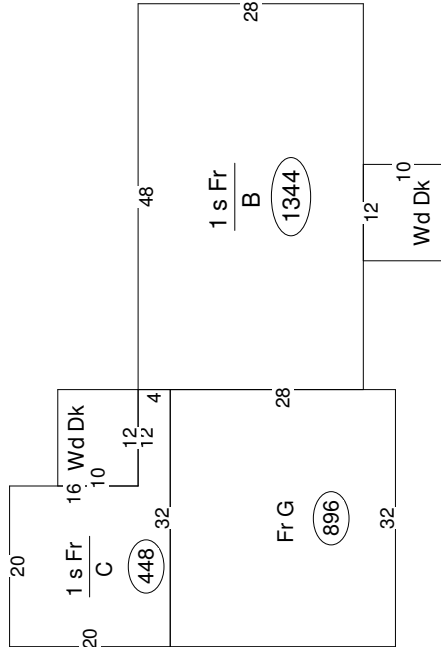
Primary Heat: Heat pump  
Lower /Bsmt 1 Full Part  
Upper 1

### PLUMBING

#  
3 Fixt. Baths 1 3  
2 Fixt. Baths 1 2  
Kit Sink 1 1  
Water Heat 1 1  
TOTAL 7

### REMODELING AND MODERNIZATION

Amount Date



Construction	Base Area	Floor Area	Sq.Ft	Value
1 WOOD FRAME	1792	1.0	1792	116010

1344 Bsmt	0	32090
448 Crawl	---	4270

TOTAL BASE	152370
Row Type Adjustment	1.00%
SUB-TOTAL	152370

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
0 Fireplace(s)	0
0 Heating	0
0 Air Condition	0
0 Frame/Siding/Roof	0
0 Plumbing Fixt: 7	1600

Exterior Features	SUB-TOTAL ONE UNIT	153970
Description Value	SUB-TOTAL 0 UNITS	153970
WDDK 2510	Garages	0
WDDK 2510	0 Integral	0
	896 Att Garage	25110
	0 Att Carports	0
	0 Bsmt Garage	0
	Ext Features	5020

Quality Class/Grade	184100
GRADE ADJUSTED VALUE	155660

(LCM: 89.00)

## SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty	Hgt	Const	Year	Eff	Base	Rate	Feat-	Adj	Size	or	Computed	PhysObsol	Market	%	Depr	Adj	Comp	Value
D : Remod 1998	0	D	DWELL	1.00		1961	1961	AV	0.00	N	0.00	3136	155660	42	0	213	100					192300
01 :D	0	G01	ATTGAR	0.00	1	28.02	N	AV	28.02	N	28.02	28x 32	25110	0	0	0	100					0
L	0	01	UTLISHED	8.00	1	1967	1967	AV	17.18	Y	15.29	16x 30	7340	65	0	100	100					2600
		02	LEANTO	7.00		1968	1968	AV	4.69	N	4.17	30x 12	1500	65	0	100	100					500

## SPECIAL FEATURES

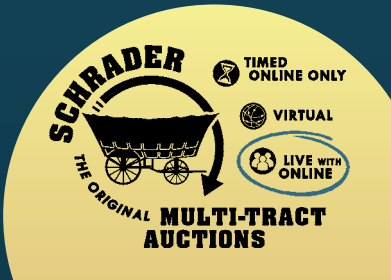
Supplemental Cards  
TOTAL IMPROVEMENT VALUE  
195400

Neighborhood  
Neigh 1313001 AV

Appraiser/Date  
05/30/2003

Data Collector/Date  
JB 12/14/2020

# ASSESSMENTS



# LAND ASSESSMENT



## NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

State Form 21366 (R21 / 11-23)  
Prescribed by the Department of Local Government Finance

FORM 11



**THIS IS NOT A TAX BILL**

**APPEAL DEADLINE IS:**

**June 17, 2024**



Scan the QR code for access to your property record card.

MWPSAUTOSEQ\*\*\*1 of 5\*\*\*112  
Brubaker, Lynn L LE ETAL  
3584 N US HWY 421  
DELPHI IN 46923

Legal Description <b>013-43003-00 PLT NE 22-25-3 50.795 AC</b>	Parcel or Identification Number <b>08-05-22-000-003.000-018</b>
Property Address (number and street, city, state, and ZIP code) <b>N US Hwy 421, Delphi, IN 46923</b>	

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the assessing official at the telephone number and address below.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2):

If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 17 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 17 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal.

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	71,100	LAND	85,300
STRUCTURES	0	STRUCTURES	0
<b>TOTAL</b>	<b>71,100</b>	<b>TOTAL</b>	<b>85,300</b>

Reason for Revision of Assessment: ANNUAL ADJUSTMENT

- As required by law, your assessment is evaluated and adjusted each year to reflect market value. The 2024 assessed value is based on sales that occurred in 2023.
- Agricultural land base price has increased to \$2,280/acre per Indiana State Legislation.
- The classified forest base rate has increased to \$16.67/acre per Indiana State Legislation.

If the change in assessment is due to a new home, a taxpayer should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website: [www.IN.gov/dlgr](http://www.IN.gov/dlgr). Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

County <b>Carroll</b>	Township <b>018</b>	Date of Notice (month, day, year) <b>04/24/2024</b>
Assessing Official <b>Neda Duff, County Assessor</b>		Telephone Number <b>(765) 564-3444</b>
Address (number and street, city, state, and ZIP code) <b>101 W. Main St. Suite 100, Delphi, IN 46923</b>		

# HOME ASSESSMENT



## NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

State Form 21366 (R21 / 11-23)

Prescribed by the Department of Local Government Finance

FORM 11



**THIS IS NOT A TAX BILL**

**APPEAL DEADLINE IS:**

**June 17, 2024**



Scan the QR code for access to your property record card.

MWPSAUTOSEQ\*\*2 of 5\*\*\*112  
Brubaker, Lynn L LE ETAL  
3584 N US HWY 421  
DELPHI IN 46923

Legal Description <b>013-43013-00 PT NE4 22-25-3 1 AC</b>	Parcel or Identification Number <b>08-05-22-000-013.000-018</b>
Property Address (number and street, city, state, and ZIP code) <b>3584 N US HWY 421, DELPHI, IN 46923</b>	

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the assessing official at the telephone number and address below.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2):

If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 17 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 17 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal.

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	37,000	LAND	37,000
STRUCTURES	132,200	STRUCTURES	195,400
<b>TOTAL</b>	<b>169,200</b>	<b>TOTAL</b>	<b>232,400</b>

Reason for Revision of Assessment: ANNUAL ADJUSTMENT

- As required by law, your assessment is evaluated and adjusted each year to reflect market value. The 2024 assessed value is based on sales that occurred in 2023.
- Agricultural land base price has increased to \$2,280/acre per Indiana State Legislation.
- The classified forest base rate has increased to \$16.67/acre per Indiana State Legislation.

If the change in assessment is due to a new home, a taxpayer should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website: [www.IN.gov/dlgr](http://www.IN.gov/dlgr). Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

County <b>Carroll</b>	Township <b>018</b>	Date of Notice (month, day, year) <b>04/24/2024</b>
Assessing Official <b>Neda Duff, County Assessor</b>		Telephone Number <b>(765) 564-3444</b>
Address (number and street, city, state, and ZIP code) <b>101 W. Main St. Suite 100, Delphi, IN 46923</b>		



# PARCEL & TAX ASSESSMENT



# PARCEL & TAX ASSESSMENT

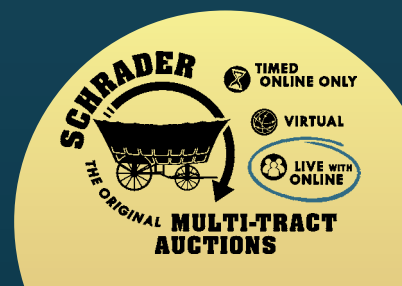
Farm Service / Tax Information

7/1/24

Parcel & Tax Assessments							
Parcel#	Tract	Measured Acres	Farmland Acres	Diff	Taxes 1/2 Yr	Taxes Full Yr	Ditch Assess
08-05-22-000-003.000-018	1	50.795	32.770	-18.025	\$478.26	\$956.52	\$300.00
08-05-22-000-013.000-018	2	1.000	0.000	-1.000	\$497.50	\$995.00	\$0.00
Sub Totals		51.795	32.770	-19.025	\$975.76	\$2,251.52	\$300.00
FSA Data (FSA-156EZ)							
Farm Total		50.44	32.77	0.00	0.00		
CORN				16.10	158.00		
WHEAT				16.10	43.00		
SOYBEANS				0.00	0.00		
Total Acres		51.795					
Tillable Acres (FSA)		32.77					
Percentage Tillable		63%					
Total Farm Taxes		\$1,256.52					
Per Tillable AC		\$24.26					



# DISCLOSURE FORMS



# REAL ESTATE SALES DISCLOSURE



## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)  
06/26/2024

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

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

Property address (number and street, city, state, and ZIP code)  
3584 N US Hwy 421 Delphi, IN 46923

1. The following are in the conditions indicated:

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

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

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

Signature of Seller <i>Andrew Lamb</i>	Date (mm/dd/yy) 6/26/24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

# REAL ESTATE SALES DISCLOSURE

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

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

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

Signature of Seller <i>Andrew Lamber</i>	Date (mm/dd/yy) 6/26/24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

# LEAD BASED PAINT DISCLOSURE

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

### Lead Warning Statement

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

### Seller's Disclosure

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

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

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

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

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

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

### Purchaser's Acknowledgment (initial)

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

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

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

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

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

### Agent's Acknowledgment (initial)

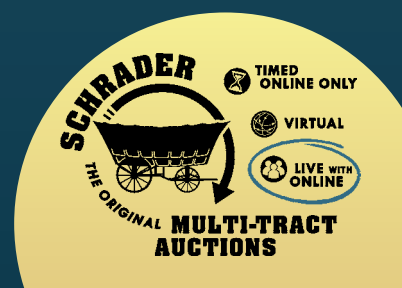
(f) AL Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

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

<u>Amber Lamm</u> Seller	<u>10/26/24</u> Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
<u>Josh Lamm</u> Agent	<u>6-26-2024</u> Date	_____ Agent	_____ Date

# PROPERTY PHOTOS























**AUCTION MANAGERS:**

Todd Freeman - 765.414.1863 *cell*

Dean Retherford - 765.427.1244 *cell*



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