

- Beautiful Rolling Building Sites
- Farm Land
- Recreational
- Home and Farm Buildings

Real Estate AUCTION

Fremont, IN • Steuben County

137[±] acres

Offered in 11 Tracts or Combinations!

MON

INFORMATION BOOKLET



SCHRADER
THE ORIGINAL MULTI-TRACT AUCTIONS

TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

For Information Call Auction Manager:
Robert Mishler: 260-336-9750

800-451-2709 • SchraderAuction.com

DISCLAIMER:

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

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

SELLERS: Gurtner Farms, LLC

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

AC63001504, AU08701553



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 11 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) and as a total 137± 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.

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

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

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

DEED: Seller shall provide Warranty Deed(s).

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

POSSESSION: Possession will take place January 1,

2025 on Home, Buildings and Land.

REAL ESTATE TAXES: Seller will pay all 2024 taxes payable in 2025. Taxes will be the responsibility of the Buyer(s) thereafter.

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

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

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

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

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

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

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**FOR INFORMATION CALL AUCTION MANAGER:
Robert Mishler: 260-336-9750**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, AUGUST 26, 2024

137± ACRES – STEUBEN 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 or fax to 260-244-4431, no later than Monday, August 19, 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
137± Acres • Steuben County, Indiana
Monday, August 26, 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, August 26, 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, August 19, 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.

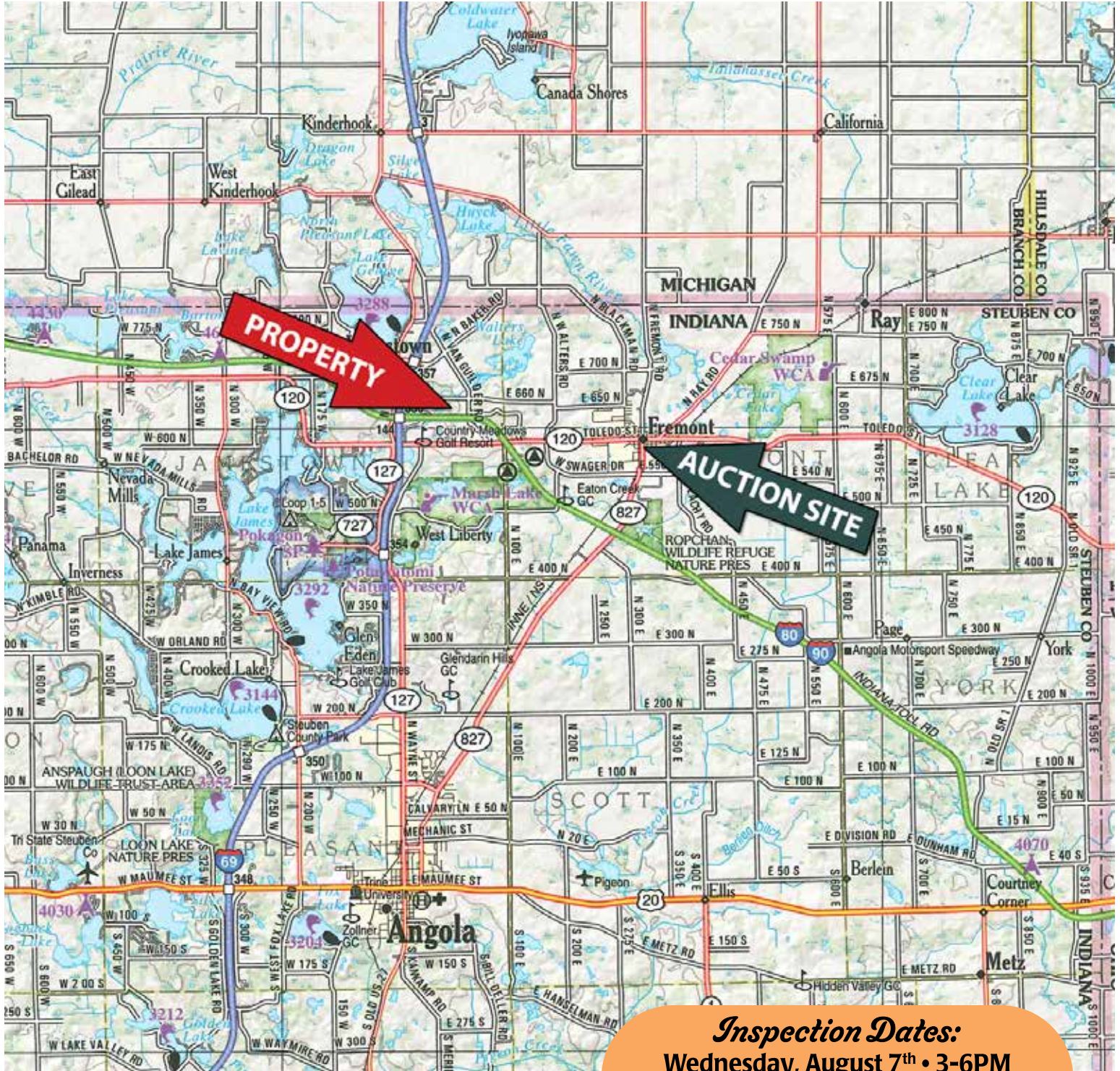
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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
& IMPROVEMENTS**

LOCATION MAP



AUCTION LOCATION: American Legion Post 257, 301 S Wayne St, Fremont, IN 46737.

PROPERTY LOCATION: Located 2 miles west of Fremont, IN on SR 120, to Van Guilder Rd go north 1 mile to CR 660 then west 1 mile to Tract #1, 65 W 660 N, Fremont IN 46737.

Inspection Dates:
Wednesday, August 7th • 3-6PM
Wednesday, August 21st • 3-5PM
Saturday, August 24th • 10AM-12PM

AERIAL TRACT MAP



TRACT DESCRIPTIONS:

TRACT 1: 20± ACRES with 2 story, 3 bedroom, 1 1/2 bath home, full set of dairy buildings with a feeding lot area and free stalls. 2 large Pole and Quonset barns with pasture/Hay ground and some wooded. Also has a farm pond with frontage on CR 660.

TRACT 2: 16± ACRES, mostly all tillable with some wooded ground in the back, this tract is slightly rolling, with frontage on CR 660.

TRACT 3: 21± ACRES, half of this tract is tillable with some wooded ground in the back, with frontage on CR 660.

TRACT 4: 15± ACRES, with a nice hayfield and the balance of the tract is wooded and recreational ground, with frontage on CR 660.

TRACT 5: 12± ACRES, mostly all tillable, open ground has frontages on both CR 660 and Van Guilder Rd.

TRACT 6: 4± ACRES, all tillable, a nice rolling tract that would make a great building site, with frontage on Van Guilder Rd.

TRACT 7: 6± ACRES, mostly all tillable with some woods in the back and heavy fence rows. This tract is rolling, with frontage on Van Guilder Rd.

TRACT 8: 14.5± ACRES, "SWING TRACT", mix of tillable ground and wooded. This "Swing Tract" must be purchased with an adjoining tract or by an adjoining landowner.

TRACT 9: 9.5± ACRES, mostly all tillable, with possible building site, and frontage on Van Guilder Rd.

TRACT 10: 9.5± ACRES, mix of wooded and open tillable ground, great building site, with frontage on Van Guilder Rd.

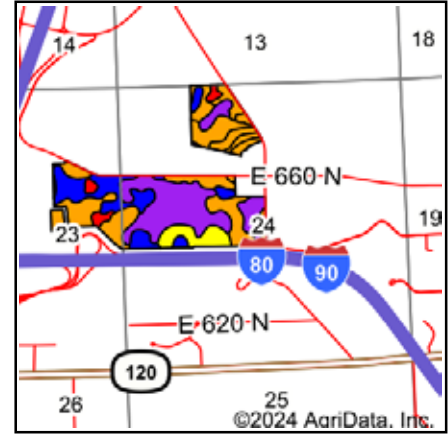
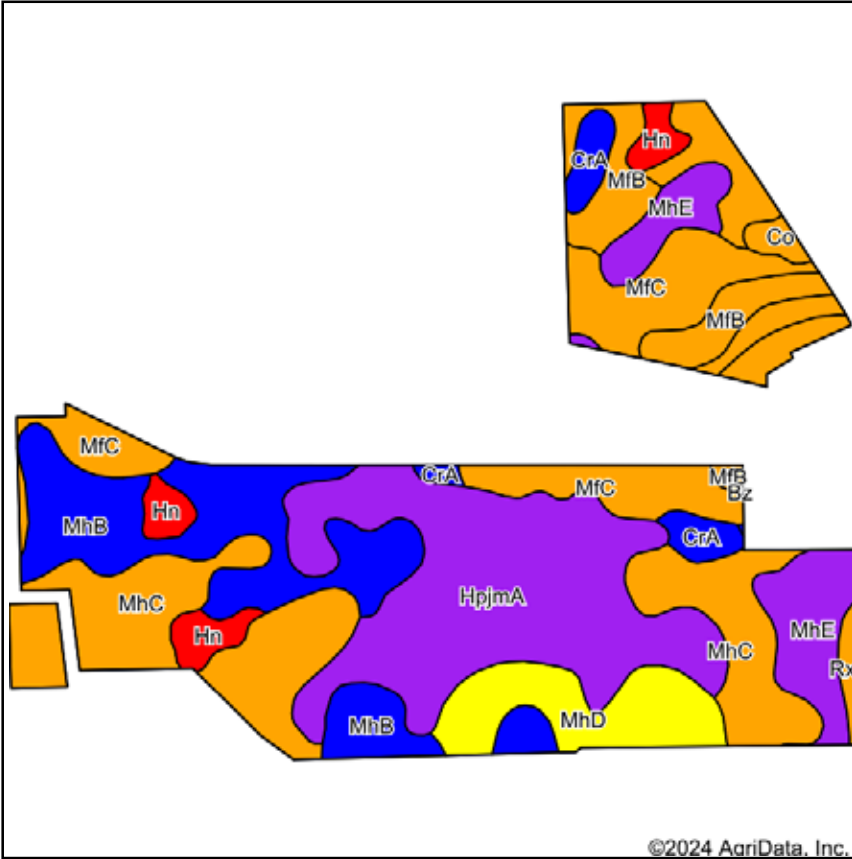
TRACT 11: 9.5± ACRES, open ground to the front with some woods in the back. Great building site, with frontage on Van Guilder Rd.

IMPROVEMENTS

- **Covered Fence line Feeder: 90' x 60'**
- **Manure Pit: 25' x 60'**
- **Concrete Feeding Floor: 120' x 45'**
- **White Barn with Green Trim: 98.9' x 70.5' • 18.5" Lean-to • 32' Heated Shop**
- **Galvanized Quonset: 99.4' x 52.5', 16' door**
- **Heifer Barn with Canvas Sides (24 Free Stalls): 24.2' x 60.2" • 14.0' Lean-to**
- **Free Stall Barn (House 103 Free Stalls): 76.1' x 164.6' x 150**
- **Red Barn (by Road): 28' x 100'**
- **Fence Area: 84' x 175' (optional gate division at 84' or full 175')**
- **Grain Bins: 28' x 7 Rings • air floor • Farm Fans • Dryer Stirater
14' x 6 Rings • air floor**

SOIL INFORMATION

SOIL MAP



State: **Indiana**
 County: **Steuben**
 Location: **24-38N-13E**
 Township: **Jamestown**
 Acres: **138.42**
 Date: **7/23/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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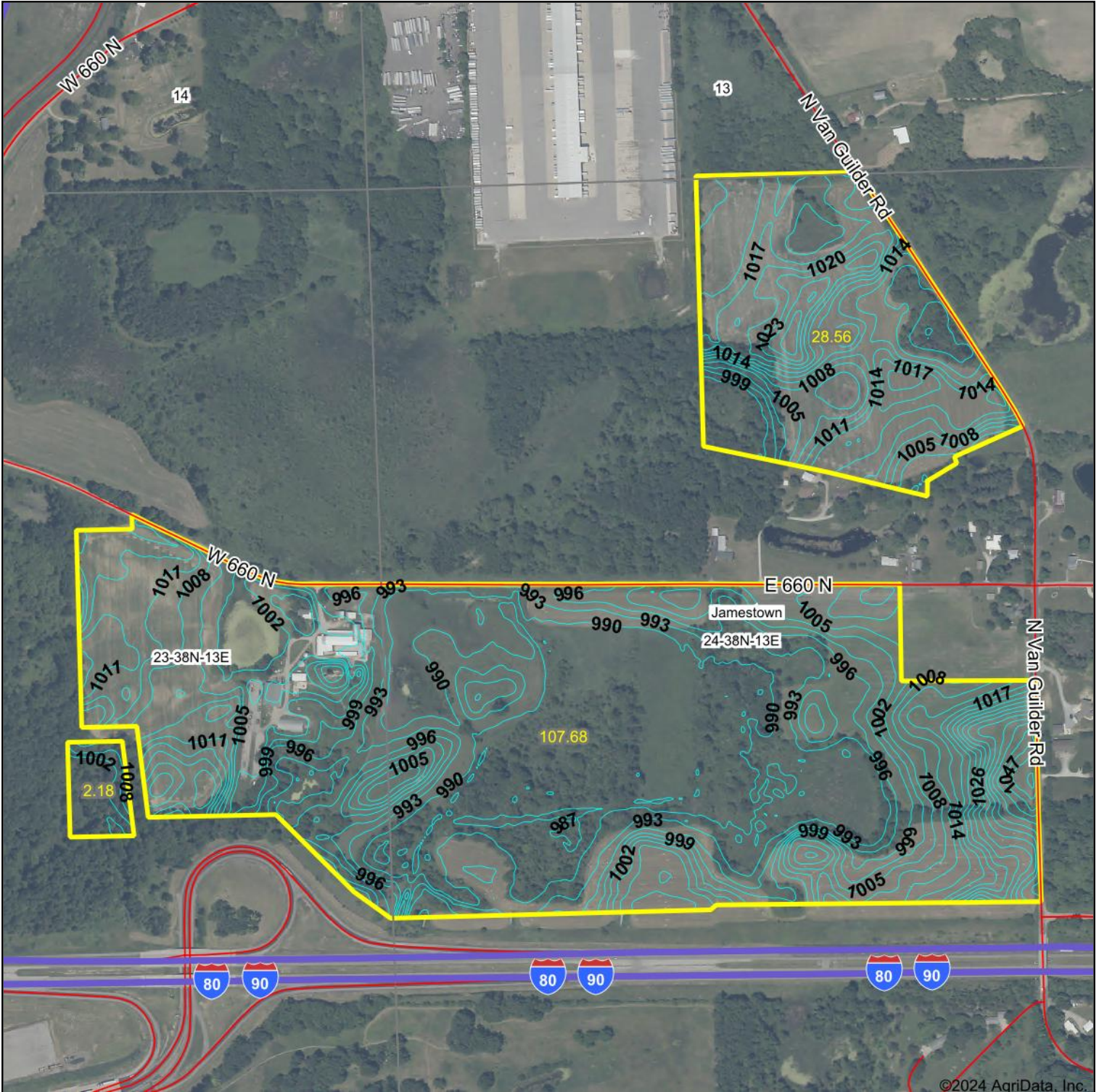
Soils data provided by USDA and NRCS.

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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	Pasture AUM	Soybeans Bu	Winter wheat Bu
HpjmA	Houghton muck, disintegration moraine, 0 to 2 percent slopes	32.53	23.5%		Vw							
MhC	Miami loam, 6 to 12 percent slopes	25.28	18.3%		IIIe	139	19	5	9		47	62
MhB	Miami loam, 2 to 6 percent slopes	21.94	15.9%		IIe	144	17	5		10	48	63
MfC	Metea loamy sand, 6 to 12 percent slopes	17.06	12.3%		IIIe	100	16	3		7	35	50
MhE	Miami loam, 18 to 25 percent slopes	9.71	7.0%		VIe			4	8			
MhD	Miami loam, 12 to 18 percent slopes	9.14	6.6%		IVe	124	18	4	8		43	56
MfB	Metea loamy sand, 1 to 6 percent slopes	7.48	5.4%		IIIe	110	18	4		7	39	55
RxC	Riddles sandy loam, 6 to 12 percent slopes	4.93	3.6%		IIIe	130	18	4		9	46	65
Hn	Histosols, ponded	4.18	3.0%		VIII							
CrA	Crosier loam, 0 to 3 percent slopes	3.52	2.5%		IIw	140	19	5		9	46	63
Co	Cohoctah sandy loam	2.65	1.9%		IIIw	125	19				25	
Weighted Average					3.71	85.3	11.8	3.1	2.7	3.4	28.7	38.1

TOPOGRAPHY MAP



©2024 AgriData, Inc.



Source: USGS 3 meter dem

0ft 641ft 1282ft

Interval(ft): 3.0

Min: 986.0

Max: 1,053.8

Range: 67.8

Average: 1,002.5

Standard Deviation: 12.27 ft



7/23/2024

24-38N-13E
Steuben County
Indiana

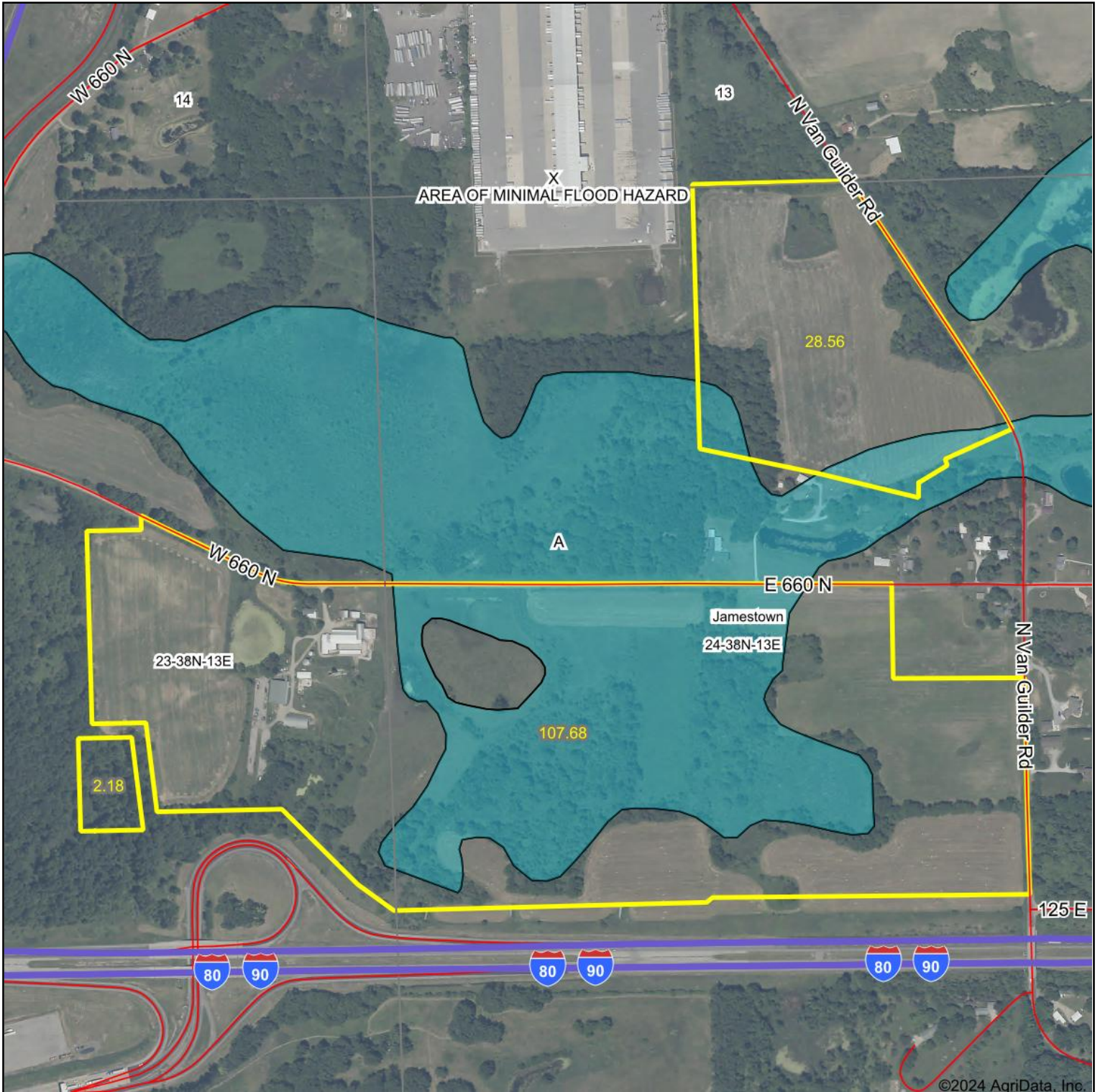
Boundary Center: 41° 44' 24.96, -84° 59' 18.11

Maps Provided By:



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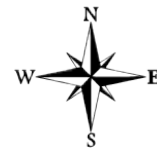
FLOOD ZONE MAP



Map Center: 41° 44' 24.96, -84° 59' 18.11



24-38N-13E
Steuben County
Indiana



7/23/2024

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Steuben County, IN

Property Record Card

[2024 Property Record Card \(PDF\)](#)

2024 Form 11

[76-03-23-000-002.000-006.pdf \(PDF\)](#)

Tax Payments

Make sure you allow popups for this page before clicking on the Tax Payments button to continue the process.



Summary - Auditor's Office

Parcel ID	760323000002000006
Reference #	032300000200007
Property Address	65 W 660 N Fremont, IN, 46737
Brief Legal Description	MD PT E1/2 S1/2 SEC 23 33.76A (Note: Not to be used on legal documents)
Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM
Tax District	Jamestown Township
Tax Rate Code	978396 - ADV TAX RATE
Property Type	65 - Agricultural
Acreage	33.76



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 filled out correctly or missing information.

Home	Home
Home	Home
Home	Home
Home	Home
Home	Home

Owners - Auditor's Office

[Gartner Farms LLC](#)
505 E 660 N
FREMONT, IN 46737



Taxing District - Assessor's Office

County:	Steuben
Township:	JAMESTOWN TOWNSHIP
State District:	006 JAMESTOWN TOWNSHIP
Local District:	07
School Corp:	FREMONT COMMUNITY
Neighborhood:	971175 AG/RURAL RES - HOMESITES 006

COUNTY TAX INFORMATION

Site Description - Assessor's Office

Topography: Rolling
 Public Utilities: Electricity
 Street or Road: Unpaved
 Area Quality:
 Parcel Acreage: 33.76

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.000	\$33,561.00	\$33,561.00	\$33,561.00	0%	\$33,560.00
Residential Excess Acreage		0	0	0.920	\$9,801.00	\$9,801.00	\$9,016.92	0%	\$9,020.00
Road Right of Way		0	0	.510	\$2,280.00	\$2,280.00	\$1,162.80	(100%)	\$0.00
Tillable Cropland	HN	0	0	.190	\$2,280.00	\$1,140.00	\$216.60	0%	\$220.00
Non-tillable Land	HN	0	0	.870	\$2,280.00	\$1,140.00	\$991.80	(60%)	\$400.00
Farm Ponds	HN	0	0	1.090	\$2,280.00	\$1,140.00	\$1,242.60	(40%)	\$750.00
Wetlands	HN	0	0	1.200	\$2,280.00	\$1,140.00	\$1,368.00	(40%)	\$820.00
Wetlands	HN	0	0	.800	\$2,280.00	\$1,140.00	\$912.00	(40%)	\$550.00
Woodland	HT	0	0	.020	\$2,280.00	\$1,140.00	\$22.80	(80%)	\$0.00
Non-tillable Land	HT	0	0	.070	\$2,280.00	\$1,140.00	\$79.80	(60%)	\$30.00
Non-tillable Land	MFC	0	0	.220	\$2,280.00	\$1,459.00	\$320.98	(60%)	\$130.00
Tillable Cropland	MFC	0	0	2.200	\$2,280.00	\$1,459.00	\$3,209.80	0%	\$3,210.00
Wetlands	MFC	0	0	.040	\$2,280.00	\$1,140.00	\$45.60	(40%)	\$30.00
Farm Ponds	MHB	0	0	.090	\$2,280.00	\$1,140.00	\$102.60	(40%)	\$60.00
Wetlands	MHB	0	0	.330	\$2,280.00	\$1,140.00	\$376.20	(40%)	\$230.00
Tillable Cropland	MHB	0	0	9.960	\$2,280.00	\$2,143.00	\$21,344.28	0%	\$21,340.00
Non-tillable Land	MHB	0	0	.920	\$2,280.00	\$2,143.00	\$1,971.56	(60%)	\$790.00
Land Used by Farm Buildings	MHB	0	0	.660	\$2,280.00	\$2,143.00	\$1,414.38	(40%)	\$850.00
Non-tillable Land	MHC	0	0	1.700	\$2,280.00	\$1,938.00	\$3,294.60	(60%)	\$1,320.00
Tillable Cropland	MHC	0	0	8.980	\$2,280.00	\$1,938.00	\$17,403.24	0%	\$17,400.00
Woodland	MHC	0	0	1.800	\$2,280.00	\$1,938.00	\$3,488.40	(80%)	\$700.00
Land Used by Farm Buildings	MHC	0	0	.190	\$2,280.00	\$1,938.00	\$368.22	(40%)	\$220.00

Residential - Assessor's Office

Description: Single-Family R 01
 Story Height: 2
 Style:
 Finished Area: 2300
 # Fireplaces: 0
 Heat Type: Central Warm Air
 Air Cond: 2300
 Bedrooms: 3
 Living Rooms: 0
 Dining Rooms: 0
 Family Rooms: 0
 Finished Rooms: 0
 Full Baths: 1
 Full Bath Fixtures: 3
 Half Baths: 1
 Half Bath Fixtures: 2
 Kitchen Sinks: 1
 Water Heaters: 1
 A/c Fixtures: 0

Floor	Construction	Base	Finish
1	Wood Frame	1468	1468
2	Wood Frame	832	832
B		1468	0

Features	Area
Porch, Open Frame	125

Improvements - Assessor's Office

Descr	PC	Grade	Year Built	Eff Year	Cond	LGM	Size	Nbhd Factor	Mkt Factor
Single-Family R 01	100	D+2	1910	1977	F	1.01	2300	1.91	0
Lean-To 03	100	D	1900	1900	P	1.01	416	1.91	0
Barn, Bank & Flat (T2) 03	100	D	1900	1900	P	1.01	1800	1.91	0
Barn, Bank & Flat (T2) 04	100	D	1900	1900	P	1.01	520	1.91	0
Lean-To 04	100	D	1900	1900	P	1.01	416	1.91	0
Utility Shed R 01	100	D	1950	1950	VP	1.01	100	1.91	0
Lean-To 05	100	D	1950	1950	F	1.01	1760	1.91	0
Barn, Bank & Flat (T2) 05	100	C	1900	1900	F	1.01	2040	1.91	0
Milking Parlor R 01	100	C	1972	1972	F	1.01	5868	1.91	0
Milk House R 01	100	C	1972	1972	F	1.01	612	1.91	0

COUNTY TAX INFORMATION

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Silo R 01	100	C	1950	1950	F	1.01	201	1.91	0
Lean-To 06	100	C	1900	1900	F	1.01	260	1.91	0
Milk House R 02	100	D	1996	1996	F	1.01	680	1.91	0
Barn, Pole (T3) R 01	100	C	1996	1996	F	1.01	1344	1.91	0
Barn, Pole (T3) R 02	100	C	2001	2001	A	1.01	2160	1.91	0
Quonset R 01	100	C	1998	1998	A	1.01	3920	1.91	0
Lean-To 07	100	C	2005	2005	A	1.01	4800	1.91	0
Steel Grain Bin	100	C	1950	2014	A	1.01	615	1.91	0
Steel Grain Bin 2	100	C	1950	1950	A	1.01	254	1.91	0
Feed Lot	100	D	1900	1900	F	1.01	1260	1.91	0
Lean-To	100	D	1900	1900	A	1.01	416	1.91	0
Barn, Bank & Flat (T2) 01	100	D	1900	1900	A	1.01	1800	1.91	0
Canopy (free standing)	100	C	2023	2023	A	1.01	312	1.91	0
Lean-To 02	100	D	1900	1900	P	1.01	448	1.91	0
Barn, Bank & Flat (T2) 02	100	D	1900	1900	P	1.01	520	1.91	0
Canopy (free standing) 02	100	D	1900	1900	P	1.01	312	1.91	0

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
3/11/2015	GURTNER FARMS LLC	1503-0128		\$0.00
10/16/1980	GURTNER DONALD E & ROSE M ROUSTER JOHN. & LORELLA W.	D		\$0.00 \$0.00

Transfer History - Auditor's Office

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/11/2015	Gurtner Donald E & Rose M	Warranty Deed	1503	0128	1503-0128

Valuation - Assessor's Office

Assessment Year	2024	2023	2023 (2)	2022	2021
Reason	Annual Adjustment	RECLASSIFICATION OF USE	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/12/2024	7/5/2023	4/13/2023	4/12/2022	4/14/2021
Land	\$91,700	\$115,400	\$115,400	\$100,500	\$96,500
Land Res (1)	\$93,600	\$31,100	\$31,100	\$28,300	\$28,300
Land Non Res (2)	\$58,100	\$84,300	\$36,800	\$29,000	\$25,000
Land Non Res (3)	\$0	\$0	\$47,500	\$43,200	\$43,200
Improvement	\$350,600	\$248,300	\$248,300	\$246,200	\$222,700
Imp Res (1)	\$164,400	\$108,300	\$108,300	\$100,600	\$98,600
Imp Non Res (2)	\$300	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$185,900	\$140,000	\$140,000	\$145,600	\$124,100
Total	\$442,300	\$363,700	\$363,700	\$346,700	\$319,200
Total Res (1)	\$196,000	\$139,400	\$139,400	\$128,900	\$126,900
Total Non Res (2)	\$58,400	\$84,300	\$36,800	\$29,000	\$25,000
Total Non Res (3)	\$185,900	\$140,000	\$187,500	\$188,800	\$167,300

Deductions - Auditor's Office

Type	Description	2022 Pay 2023
Homestead	Homestead - Supp	\$29,365.00
Homestead	Homestead Credit	\$45,000.00

Deductions - Auditor's Office (Historic)

Tax Year	Deduction Type	Amount
2022 Pay 2023	Homestead - Supplemental	\$29,365.00
2022 Pay 2023	Homestead Credit/ Standard	\$45,000.00
2021 Pay 2022	Homestead - Supplemental	\$28,645.00
2021 Pay 2022	Homestead Credit/ Standard	\$45,000.00
2020 Pay 2021	Homestead - Supplemental	\$28,910.00
2020 Pay 2021	Homestead Credit/ Standard	\$45,000.00
2019 Pay 2020	Homestead - Supplemental	\$15,470.00
2019 Pay 2020	Homestead Credit/ Standard	\$45,000.00
2018 Pay 2019	Homestead - Supplemental	\$15,050.00
2018 Pay 2019	Homestead Credit/ Standard	\$45,000.00
2017 Pay 2018	Homestead - Supplemental	\$13,615.00
2017 Pay 2018	Homestead Credit/ Standard	\$45,000.00
2016 Pay 2017	Homestead - Supplemental	\$13,370.00
2016 Pay 2017	Homestead Credit/ Standard	\$45,000.00
2014 Pay 2015		\$3,000.00

COUNTY TAX INFORMATION

Tax Year	Deduction Type	Amount
2014 Pay 2015	Homestead - Supplemental	\$18,410.00
2014 Pay 2015	Homestead Credit/ Standard	\$45,000.00
2013 Pay 2014		\$3,000.00
2013 Pay 2014	Homestead - Supplemental	\$18,742.00
2013 Pay 2014	Homestead Credit/ Standard	\$45,000.00
2012 Pay 2013		\$3,000.00
2012 Pay 2013	Homestead - Supplemental	\$23,467.00
2012 Pay 2013	Homestead Credit/ Standard	\$45,000.00
2011 Pay 2012		\$3,000.00
2011 Pay 2012	Homestead - Supplemental	\$18,112.00
2011 Pay 2012	Homestead Credit/ Standard	\$45,000.00
2010 Pay 2011		\$3,000.00
2010 Pay 2011	Homestead - Supplemental	\$18,077.00
2010 Pay 2011	Homestead Credit/ Standard	\$45,000.00
2009 Pay 2010		\$3,000.00
2009 Pay 2010	Homestead - Supplemental	\$20,125.00
2009 Pay 2010	Homestead Credit/ Standard	\$45,000.00
2008 Pay 2009		\$3,000.00
2008 Pay 2009	Investment Deduction - Real	\$9,100.00
2008 Pay 2009	Homestead - Supplemental	\$20,125.00
2008 Pay 2009	Homestead Credit/ Standard	\$45,000.00
2007 Pay 2008		\$3,000.00
2007 Pay 2008	Investment Deduction - Real	\$18,300.00
2007 Pay 2008	Homestead Credit/ Standard	\$42,950.00
2006 Pay 2007		\$3,000.00
2006 Pay 2007	Abatement	\$27,400.00
2006 Pay 2007	Homestead Credit/ Standard	\$45,000.00
2005 Pay 2006		\$3,000.00
2005 Pay 2006	Homestead Credit/ Standard	\$35,000.00
2004 Pay 2005		\$3,000.00
2004 Pay 2005	Homestead Credit/ Standard	\$35,000.00
2003 Pay 2004		\$3,000.00
2003 Pay 2004	Homestead Credit/ Standard	\$35,000.00
2002 Pay 2003		\$3,000.00
2002 Pay 2003	Homestead Credit/ Standard	\$35,000.00

Tax History - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$1,502.02	\$1,173.21	\$1,060.25	\$1,156.43
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,502.02	\$1,173.21	\$1,060.25	\$1,156.43
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$3,004.04	\$2,346.42	\$2,120.50	\$2,312.86
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,502.02)	(\$2,346.42)	(\$2,120.50)	(\$2,312.86)
= Total Due	\$1,502.02	\$0.00	\$0.00	\$0.00

COUNTY TAX INFORMATION

Steuben County, IN

Property Record Card

[2024 Property Record Card | PDF](#)

2024 Form 11

[76-03-24-000-015.000-006.pdf | PDF](#)

Tax Payments

Make sure you allow popups for this page before clicking on the Tax Payments button to continue the process.



Summary - Auditor's Office

Parcel ID	780324000015000006
Reference #	0324000015.00007
Property Address	N/A
Brief Legal Description	MD PT W1/2 W1/2 Sec 24 40.70A (Note: Not to be used on legal documents)
Class	AGRICULTURAL - VACANT LAND
Tax District	Jamestown Township
Tax Rate Code	978396 - ADV TAX RATE
Property Type	65 - Agricultural
Acreage	40.7

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 filled out correctly or missing information.



Owners - Auditor's Office

[Gurtner Farms LLC](#)
505 E 660 N
FREMONT, IN 46737



Taxing District - Assessor's Office

County:	Steuben
Township:	JAMESTOWN TOWNSHIP
State District:	006 JAMESTOWN TOWNSHIP
Local District:	07
School Corp:	FREMONT COMMUNITY
Neighborhood:	971175 AG/RURAL RES - HOMESITES 006

Site Description - Assessor's Office

Topography:	Rolling
Public Utilities:	Electricity
Street or Road:	Unpaved
Area Quality:	
Parcel Acreage:	40.7

Land - Assessor's Office

COUNTY TAX INFORMATION

Land Type	Soll ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Legal Ditch		0	0	5.130	\$2,280.00	\$2,280.00	\$11,696.40	(100%)	\$0.00
Road Right of Way		0	0	.660	\$2,280.00	\$2,280.00	\$1,504.80	(100%)	\$0.00
Tillable Cropland	CRA	0	0	.280	\$2,280.00	\$2,326.00	\$651.28	0%	\$650.00
Tillable Cropland	HT	0	0	2.070	\$2,280.00	\$1,140.00	\$2,359.80	0%	\$2,360.00
Non-tillable Land	HT	0	0	5.030	\$2,280.00	\$1,140.00	\$5,734.20	(60%)	\$2,290.00
Woodland	HT	0	0	.780	\$2,280.00	\$1,140.00	\$889.20	(80%)	\$180.00
Wetlands	HT	0	0	11.030	\$2,280.00	\$1,140.00	\$12,574.20	(40%)	\$7,540.00
Tillable Cropland	MFC	0	0	1.360	\$2,280.00	\$1,459.00	\$1,984.24	0%	\$1,980.00
Tillable Cropland	MHB	0	0	5.780	\$2,280.00	\$2,143.00	\$12,386.54	0%	\$12,390.00
Non-tillable Land	MHB	0	0	.280	\$2,280.00	\$2,143.00	\$600.04	(60%)	\$240.00
Wetlands	MHB	0	0	.780	\$2,280.00	\$1,140.00	\$889.20	(40%)	\$530.00
Woodland	MHB	0	0	.680	\$2,280.00	\$2,143.00	\$1,457.24	(80%)	\$290.00
Woodland	MHC	0	0	.110	\$2,280.00	\$1,938.00	\$213.18	(80%)	\$40.00
Farm Ponds	MHC	0	0	.080	\$2,280.00	\$1,140.00	\$91.20	(40%)	\$50.00
Non-tillable Land	MHC	0	0	.140	\$2,280.00	\$1,938.00	\$271.32	(60%)	\$110.00
Tillable Cropland	MHC	0	0	1.970	\$2,280.00	\$1,938.00	\$3,817.86	0%	\$3,820.00
Tillable Cropland	MHD	0	0	3.230	\$2,280.00	\$1,642.00	\$5,303.66	0%	\$5,300.00
Wetlands	MHD	0	0	.930	\$2,280.00	\$1,140.00	\$1,060.20	(40%)	\$640.00
Woodland	MHD	0	0	.380	\$2,280.00	\$1,642.00	\$623.96	(80%)	\$120.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
3/11/2015	GURTNER FARMS LLC	1503-0128		\$0.00
10/16/1980	GURTNER DONALD E & ROSE M ROUSTER JOHN E. & LORELLA W.	0		\$0.00 \$0.00

Transfer History - Auditor's Office

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/11/2015	Gurtner Donald E & Rose M	Warranty Deed	1503	0128	1503-0128

Valuation - Assessor's Office

Assessment Year	2024	2023	2022	2021	2020
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/12/2024	4/12/2023	4/12/2022	4/14/2021	4/13/2020
Land	\$30,500	\$35,100	\$27,700	\$23,800	\$23,600
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$38,500	\$35,100	\$27,700	\$23,800	\$23,600
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	\$38,500	\$35,100	\$27,700	\$23,800	\$23,600
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$38,500	\$35,100	\$27,700	\$23,800	\$23,600
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$144.96	\$120.20	\$103.50	\$110.13
+ Spring Penally	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$144.96	\$120.20	\$103.50	\$110.13
+ Fall Penally	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY TAX INFORMATION

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
- Charges	\$289.92	\$240.40	\$207.00	\$220.26
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$144.96)	(\$240.40)	(\$207.00)	(\$220.26)
= Total Due	\$144.96	\$0.00	\$0.00	\$0.00

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	1261830	5/10/2024	\$144.96
2022 Pay 2023	1199720	11/13/2023	\$120.20
2022 Pay 2023	1191880	5/10/2023	\$120.20
2021 Pay 2022	1156757	11/10/2022	\$103.50
2021 Pay 2022	1143529	5/10/2022	\$103.50
2020 Pay 2021	1034838	11/8/2021	\$110.13
2020 Pay 2021	1094573	5/10/2021	\$110.13

Documents - Recorder's Office

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

Generate Owner List by Radius

Distance:

100 Ft

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

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 xls/x, csv or tab download formats.

Map



No data available for the following modules: Assessment Appeals Process, Summary - 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, Deductions - Auditor's Office (Historic), Tax History - Auditor's Office (Pers Prop), Sketches - Assessor's Office, Photos.

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COUNTY TAX INFORMATION

Steuben County, IN

Property Record Card

[2024 Property Record Card | PDF](#)

2024 Form 11

[76-03-24-000-016.000-006.pdf | PDF](#)

Tax Payments

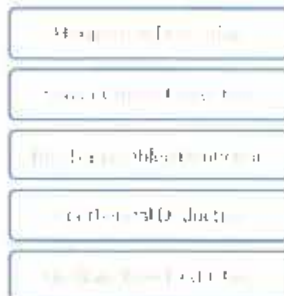
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Summary - Auditor's Office

Parcel ID	760324000016000006
Reference #	0324000016.00007
Property Address	N/A
Brief Legal Description	PT E 1/2 NW 1/4 Sec 24 29.01A <i>(Note: Not to be used on legal documents)</i>
Class	AGRICULTURAL - VACANT LAND
Tax District	Jamestown Township
Tax Rate Code	978996 - ADV TAX RATE
Property Type	65 - Agricultural
Acreage	29.01

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 filled out correctly or missing information.



Owners - Auditor's Office

[Gurtner Farms LLC](#)
505 E 660 N
FREMONT, IN 46737



Taxing District - Assessor's Office

County:	Steuben
Township:	JAMESTOWN TOWNSHIP
State District:	006 JAMESTOWN TOWNSHIP
Local District:	07
School Corp.:	FREMONT COMMUNITY
Neighborhood:	971175 AG/RURAL RES - HOMESITES.006

Site Description - Assessor's Office

Topography:	Rolling
Public Utilities:	Electricity
Street or Road:	Unpaved
Area Quality:	
Parcel Acreage:	29.01

Land - Assessor's Office

COUNTY TAX INFORMATION

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Residential Excess Acreage		0	0	0.050	\$9,801.00	\$9,801.00	\$490.05	0%	\$490.00
Road Right of Way		0	0	.930	\$2,280.00	\$2,280.00	\$2,120.40	(100%)	\$0.00
Tillable Cropland	BZ	0	0	2.040	\$2,280.00	\$2,918.00	\$5,952.72	0%	\$5,950.00
Tillable Cropland	CRA	0	0	1.360	\$2,280.00	\$2,326.00	\$3,163.36	0%	\$3,160.00
Woodland	CRA	0	0	.100	\$2,280.00	\$2,326.00	\$232.60	(80%)	\$50.00
Wetlands	CRA	0	0	0.90	\$2,280.00	\$1,140.00	\$102.60	(40%)	\$60.00
Woodland	HT	0	0	.400	\$2,280.00	\$1,140.00	\$456.00	(80%)	\$90.00
Wetlands	HT	0	0	7.430	\$2,280.00	\$1,240.00	\$8,470.20	(40%)	\$5,080.00
Tillable Cropland	MFB	0	0	1.320	\$2,280.00	\$1,642.00	\$2,167.44	0%	\$2,170.00
Wetlands	MFC	0	0	.040	\$2,280.00	\$1,240.00	\$45.60	(40%)	\$30.00
Woodland	MFC	0	0	.460	\$2,280.00	\$1,459.00	\$671.14	(80%)	\$130.00
Tillable Cropland	MFC	0	0	3.120	\$2,280.00	\$1,459.00	\$4,552.08	0%	\$4,550.00
Tillable Cropland	MHC	0	0	5.070	\$2,280.00	\$1,938.00	\$9,825.66	0%	\$9,830.00
Woodland	MHC	0	0	.740	\$2,280.00	\$1,938.00	\$1,434.12	(80%)	\$290.00
Wetlands	MHC	0	0	.440	\$2,280.00	\$1,140.00	\$501.60	(40%)	\$300.00
Wetlands	MHD	0	0	.040	\$2,280.00	\$1,140.00	\$45.60	(40%)	\$30.00
Woodland	MHD	0	0	.080	\$2,280.00	\$1,642.00	\$131.36	(80%)	\$30.00
Woodland	MHD	0	0	.040	\$2,280.00	\$1,642.00	\$65.68	(80%)	\$10.00
Tillable Cropland	MHE	0	0	4.680	\$2,280.00	\$1,368.00	\$6,402.24	0%	\$6,400.00
Tillable Cropland	RXC	0	0	.550	\$2,280.00	\$2,029.00	\$1,115.95	0%	\$1,120.00
Woodland	RXC	0	0	.030	\$2,280.00	\$2,029.00	\$60.87	(80%)	\$10.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
3/11/2015	GURTNER FARMS LLC	1503-0128		\$0.00
10/16/1980	GURTNER DONALD E & ROSE M	0		\$0.00
10/1/1922	ROUSTER JOHN E. & Iorella w. SWAGER CHARLES JR. & EDITH	0		\$0.00

Transfer History - Auditor's Office

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/11/2015	Gurtner Donald E & Rose M	Warranty Deed	1503	0128	1503-0128

Valuation - Assessor's Office

Assessment Year	2024	2023	2022	2021	2020
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/12/2024	4/13/2023	4/12/2022	4/14/2021	4/13/2020
Land	\$39,800	\$32,000	\$25,200	\$21,700	\$21,600
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$39,800	\$32,000	\$25,200	\$21,700	\$21,600
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	\$39,800	\$32,000	\$25,200	\$21,700	\$21,600
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$39,800	\$32,000	\$25,200	\$21,700	\$21,600
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$132.16	\$109.35	\$94.36	\$100.80
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$132.16	\$109.35	\$94.36	\$100.80
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY TAX INFORMATION

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
▪ Charges	\$264.32	\$218.70	\$188.72	\$201.60
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$132.16)	(\$218.70)	(\$188.72)	(\$201.60)
▪ Total Due	\$132.16	\$0.00	\$0.00	\$0.00

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	1261812	5/10/2024	\$132.16
2022 Pay 2023	1194624	11/13/2023	\$109.35
2022 Pay 2023	1212006	5/10/2023	\$109.35
2021 Pay 2022	1101312	11/10/2022	\$94.36
2021 Pay 2022	1112950	5/10/2022	\$94.36
2020 Pay 2021	1091446	11/8/2021	\$100.80
2020 Pay 2021	1037817	5/10/2021	\$100.80

Documents - Recorder's Office

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Generate Owner List by Radius

Distance:

100

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Use Address From:

Owner Property

Select export file format:

Address labels (5160)



Show All Owners

Show Parcel ID on Label

Skip Labels 0

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For international addresses, please use the xlsx, csv or Tab download formats.



Map



No data available for the following modules: Assessment Appeals Process, Summary - 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, Deductions - Auditor's Office (Historic), Tax History - Auditor's Office (Pers Prop), Sketches - Assessor's Office, Photos.

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 Last Data Updated: 8/1/2024 4:30:07 AM



COUNTY TAX INFORMATION

Steuben County, IN

Property Record Card

[2024 Property Record Card \(PDF\)](#)

2024 Form 11

[76-03-24-000-017.000-006.pdf \(PDF\)](#)

Tax Payments

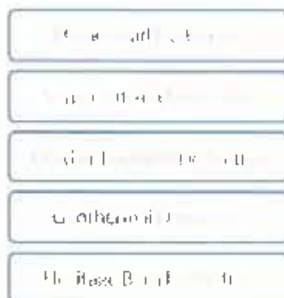
Make sure you allow popups for this page before clicking on the Tax Payments button to continue the process.



Summary - Auditor's Office

Parcel ID 760324000017000006
Reference # 0324000017.00007
Property Address N/A
Brief Legal Description NE 1/4 SW 1/4 Sec 24 10.725A
(Note: Not to be used on legal documents)
Class AGRICULTURAL - VACANT LAND
Tax District Jamestown Township
Tax Rate Code 978396 - ADV TAX RATE
Property Type 65 - Agricultural
Acreage 10.725

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 filled out correctly or missing information.



Owners - Auditor's Office

[Gurtner Farms LLC](#)
505 E 660 N
FREMONT, IN 46737



Taxing District - Assessor's Office

County: Steuben
Township: JAMESTOWN TOWNSHIP
State District: 006 JAMESTOWN TOWNSHIP
Local District: 07
School Corp: FREMONT COMMUNITY
Neighborhood: 971175 AG/RURAL RES - HOMESITES-006

Site Description - Assessor's Office

Topography: Rolling
Public Utilities: Electricity
Street or Road: Unpaved
Area Quality:
Parcel Acreage: 10.725

Land - Assessor's Office

COUNTY TAX INFORMATION

Land Type	Soil ID	Act Front	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Woodland	HT	0	0	.180	\$2,280.00	\$1,140.00	\$205.20	(80%)	\$40.00
Wetlands	HT	0	0	.820	\$2,280.00	\$1,140.00	\$934.80	(40%)	\$560.00
Wetlands	MHC	0	0	.010	\$2,280.00	\$1,140.00	\$11.40	(40%)	\$10.00
Woodland	MHC	0	0	.370	\$2,280.00	\$1,938.00	\$717.06	(80%)	\$140.00
Tillable Cropland	MHC	0	0	2.610	\$2,280.00	\$1,938.00	\$5,058.18	0%	\$5,060.00
Tillable Cropland	MHD	0	0	2.855	\$2,280.00	\$1,642.00	\$4,687.91	0%	\$4,690.00
Woodland	MHD	0	0	1.190	\$2,280.00	\$1,642.00	\$1,953.98	(80%)	\$390.00
Wetlands	MHD	0	0	.200	\$2,280.00	\$1,140.00	\$228.00	(40%)	\$140.00
Tillable Cropland	MHE	0	0	1.560	\$2,280.00	\$1,368.00	\$2,134.08	0%	\$2,130.00
Woodland	MHE	0	0	.100	\$2,280.00	\$1,368.00	\$136.80	(80%)	\$30.00
Woodland	RXC	0	0	.050	\$2,280.00	\$2,029.00	\$101.45	(80%)	\$20.00
Tillable Cropland	RXC	0	0	.610	\$2,280.00	\$2,029.00	\$1,237.69	0%	\$1,240.00
Road Right of Way	RXC	0	0	.170	\$2,280.00	\$2,029.00	\$344.93	(100%)	\$0.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
3/11/2015	GURTNER FARMS LLC	1503-0128		\$0.00
10/16/1980	GURTNER DONALD E & ROSE M ROUSTER JOHN E & LORELLA W.	0		\$0.00
				\$0.00

Transfer History - Auditor's Office

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/11/2015	Gurtner Donald E & Rose M	Warranty Deed	1503	0128	1503-0128

Valuation - Assessor's Office

Assessment Year	2024	2023	2022	2021	2020
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/12/2024	4/13/2023	4/12/2022	4/14/2021	4/13/2020
Land	\$14,500	\$12,100	\$9,500	\$8,200	\$8,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$14,500	\$12,100	\$9,500	\$8,200	\$8,100
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	\$14,500	\$12,100	\$9,500	\$8,200	\$8,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$14,500	\$12,100	\$9,500	\$8,200	\$8,100
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$49.98	\$41.23	\$35.66	\$37.80
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$49.98	\$41.23	\$35.66	\$37.80
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$40.22	\$40.22	\$40.22	\$40.22
	506-Fawn River 2 - \$40.22	506-Fawn River 2 - \$40.22	506-Fawn River 2 - \$40.22	506-Fawn River 2 - \$40.22
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fec	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
Charges	\$140.18	\$122.68	\$111.54	\$115.82
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY TAX INFORMATION

- Credits	2023 Pay 2024 (\$70.09)	2022 Pay 2023 (\$122.68)	2021 Pay 2022 (\$111.54)	2020 Pay 2021 (\$125.82)
- Total Due	\$70.09	\$0.00	\$0.00	\$0.00

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	1261811	5/10/2024	\$70.09
2022 Pay 2023	1217136	11/13/2023	\$61.34
2022 Pay 2023	1166239	5/10/2023	\$61.34
2021 Pay 2022	1150828	11/10/2022	\$55.77
2021 Pay 2022	1148367	5/10/2022	\$55.77
2020 Pay 2021	1034969	11/8/2021	\$57.91
2020 Pay 2021	1067330	5/10/2021	\$57.91

Documents - Recorder's Office

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

Generate Owner List by Radius

Distance:

100 Ft

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

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.

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Map



No data available for the following modules: Assessment Appeals Process, Summary - 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, Deductions - Auditor's Office (Historic), Tax History - Auditor's Office (Pers Prop), Sketches - Assessor's Office, Photos.

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COUNTY TAX INFORMATION

Steuben County, IN

Property Record Card

[2024 Property Record Card | PDF](#)

2024 Form 11

[76-03-24-000-011.000-006.pdf | PDF](#)

Tax Payments

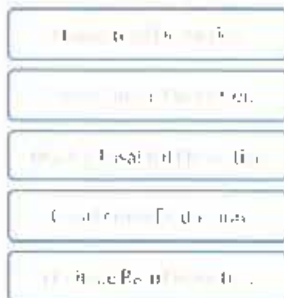
Make sure you allow popups for this page before clicking on the Tax Payments button to continue the process.



Summary - Auditor's Office

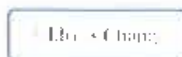
Parcel ID	760324000011000006
Reference #	0324000011.00007
Property Address	N/A
Brief Legal Description	N PT E1/2 NW1/4 Sec 24 26.849A (Note: Not to be used on legal documents)
Class	AGRICULTURAL - VACANT LAND
Tax District	Jamestown Township
Tax Rate Code	978396 - ADV TAX RATE
Property Type	65 - Agricultural
Acreage	26.849

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 filled out correctly or missing information.



Owners - Auditor's Office

[Gurtner Farms LLC](#)
505 E 460 N
FREMONT, IN 46737



Taxing District - Assessor's Office

County:	Steuben
Township:	JAMESTOWN TOWNSHIP
State District:	006 JAMESTOWN TOWNSHIP
Local District:	07
School Corp:	FREMONT COMMUNITY
Neighborhood:	971175 AG/RURAL RES - HOMESITES.006

Site Description - Assessor's Office

Topography:	Rolling
Public Utilities:	Electricity
Street or Road:	Unpaved
Area Quality:	
Parcel Acreage:	26.849

Land - Assessor's Office

COUNTY TAX INFORMATION

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Non-Tillable Land	CO	0	0	.150	\$2,280.00	\$2,029.00	\$304.35	(60%)	\$120.00
Wetlands	CO	0	0	.030	\$2,280.00	\$1,140.00	\$34.20	(40%)	\$20.00
Tillable Cropland	CO	0	0	1.520	\$2,280.00	\$2,029.00	\$3,084.08	0%	\$3,080.00
Tillable Cropland	CRA	0	0	.490	\$2,280.00	\$2,326.00	\$1,139.74	0%	\$1,140.00
Non-Tillable Land	CRA	0	0	.130	\$2,280.00	\$2,326.00	\$302.38	(60%)	\$120.00
Non-Tillable Land	HN	0	0	.010	\$2,280.00	\$1,140.00	\$11.40	(60%)	\$0.00
Road Right of Way	HN	0	0	.560	\$2,280.00	\$1,140.00	\$638.40	(100%)	\$0.00
Tillable Cropland	HN	0	0	6.519	\$2,280.00	\$1,140.00	\$7,431.66	0%	\$7,430.00
Wetlands	HN	0	0	.170	\$2,280.00	\$1,140.00	\$193.80	(40%)	\$120.00
Woodland	HT	0	0	.070	\$2,280.00	\$1,140.00	\$79.80	(80%)	\$20.00
Tillable Cropland	MFB	0	0	2.170	\$2,280.00	\$1,642.00	\$3,563.14	0%	\$3,560.00
Legal Ditch	MFB	0	0	.550	\$2,280.00	\$1,642.00	\$903.10	(100%)	\$0.00
Woodland	MFB	0	0	.450	\$2,280.00	\$1,642.00	\$738.90	(80%)	\$150.00
Non-Tillable Land	MFB	0	0	.090	\$2,280.00	\$1,642.00	\$147.78	(60%)	\$60.00
Tillable Cropland	MFC	0	0	1.120	\$2,280.00	\$1,459.00	\$1,634.08	0%	\$1,630.00
Woodland	MFC	0	0	.120	\$2,280.00	\$1,459.00	\$175.08	(80%)	\$40.00
Non-Tillable Land	MFC	0	0	.520	\$2,280.00	\$1,459.00	\$758.68	(60%)	\$300.00
Wetlands	MFC	0	0	.560	\$2,280.00	\$1,140.00	\$638.40	(40%)	\$380.00
Woodland	MHE	0	0	2.630	\$2,280.00	\$1,368.00	\$3,597.84	(80%)	\$720.00
Tillable Cropland	MHE	0	0	2.750	\$2,280.00	\$1,368.00	\$3,762.00	0%	\$3,760.00
Non-Tillable Land	RXC	0	0	.060	\$2,280.00	\$2,029.00	\$121.74	(60%)	\$50.00
Tillable Cropland	RXC	0	0	5.570	\$2,280.00	\$2,029.00	\$11,301.53	0%	\$11,300.00
Wetlands	RXC	0	0	.610	\$2,280.00	\$1,140.00	\$695.40	(40%)	\$420.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
3/11/2015	GURTNER FARMS LLC	1503-012B		\$0.00
10/16/1980	GURTNER DONALD E & ROSE M ROUSTER JOHN ETUX	0		\$0.00

Transfer History - Auditor's Office

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/11/2015	Gurtner Donald E & Rose M	Warranty Deed	1503	012B	1503-0128

Valuation - Assessor's Office

Assessment Year	2024	2023	2022	2021	2020
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/12/2024	4/13/2023	4/12/2022	4/14/2021	4/13/2020
Land	\$34,400	\$29,500	\$23,300	\$20,100	\$19,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$34,400	\$29,500	\$23,300	\$20,100	\$19,900
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	\$34,400	\$29,500	\$23,300	\$20,100	\$19,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$34,400	\$29,500	\$23,300	\$20,100	\$19,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$121.83	\$101.10	\$87.41	\$92.87
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$121.83	\$101.10	\$87.41	\$92.87
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY TAX INFORMATION

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
- Charges	\$243.66	\$202.20	\$174.82	\$185.74
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$121.83)	(\$202.20)	(\$174.82)	(\$185.74)
- Total Due	\$121.83	\$0.00	\$0.00	\$0.00

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	1261808	5/10/2024	\$121.83
2022 Pay 2023	1185309	11/13/2023	\$101.10
2022 Pay 2023	1219136	5/10/2023	\$101.10
2021 Pay 2022	1149176	11/10/2022	\$87.41
2021 Pay 2022	1126715	5/10/2022	\$87.41
2020 Pay 2021	1083211	11/8/2021	\$92.87
2020 Pay 2021	1072624	5/10/2021	\$92.87

Documents - Recorder's Office

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

Generate Owner List by Radius

Distance:

100 Ft

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

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Show Parcel ID on Label

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Map



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FSA INFORMATION

FSA INFORMATION

INDIANA
 STEUBEN
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 301
 Prepared : 7/31/24 1:18 PM CST
 Crop Year : 2024

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MATTHEW D WAPPES
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/W Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
143.92	83.25	83.25	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	83.25	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	14.90	0.00	41	
Corn	39.00	0.00	129	0
TOTAL	53.90	0.00		

NOTES

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Tract Number : 872

Description : G1/1B SEC 23,24 T38N R13E
 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 : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : GURTNER FARMING OPERATIONS INC
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
115.01	62.01	62.01	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
STEUBEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 301
Prepared : 7/31/24 1:18 PM CST
Crop Year : 2024

Tract 872 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	62.01	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	11.10	0.00	41
Corn	29.05	0.00	129
TOTAL	40.15	0.00	

NOTES

Tract Number : 873

Description : G1/2B SEC 24 T38N R13E
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 : GURTNER FARMING OPERATIONS INC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
28.91	21.24	21.24	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	21.24	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.80	0.00	41
Corn	9.95	0.00	129
TOTAL	13.75	0.00	

NOTES

FSA INFORMATION

INDIANA
STEUBEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 301
Prepared : 7/31/24 1:18 PM CST
Crop Year : 2024

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FSA INFORMATION

USDA Farm 301 Tract 872

Administered by: Steuben County, Indiana

Map prepared on: 3/21/2024

115.01 Tract acres

62.01 Cropland acres

0 CRP acres

CRP

CLU

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions **Steuben**

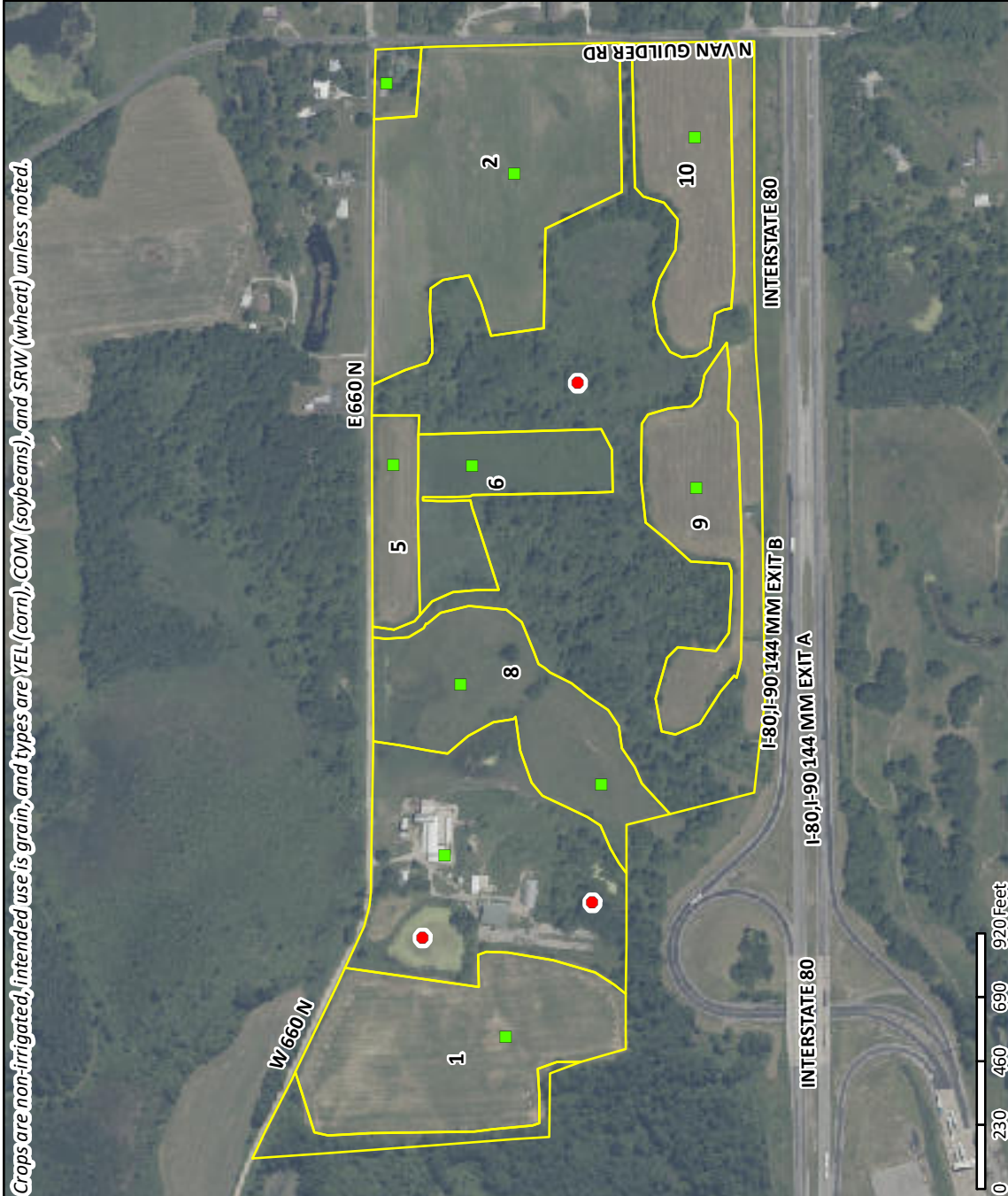
■ Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2022 Imagery; IDHS or Dynamap roads; FSA data 2024-03-20 09:36:32

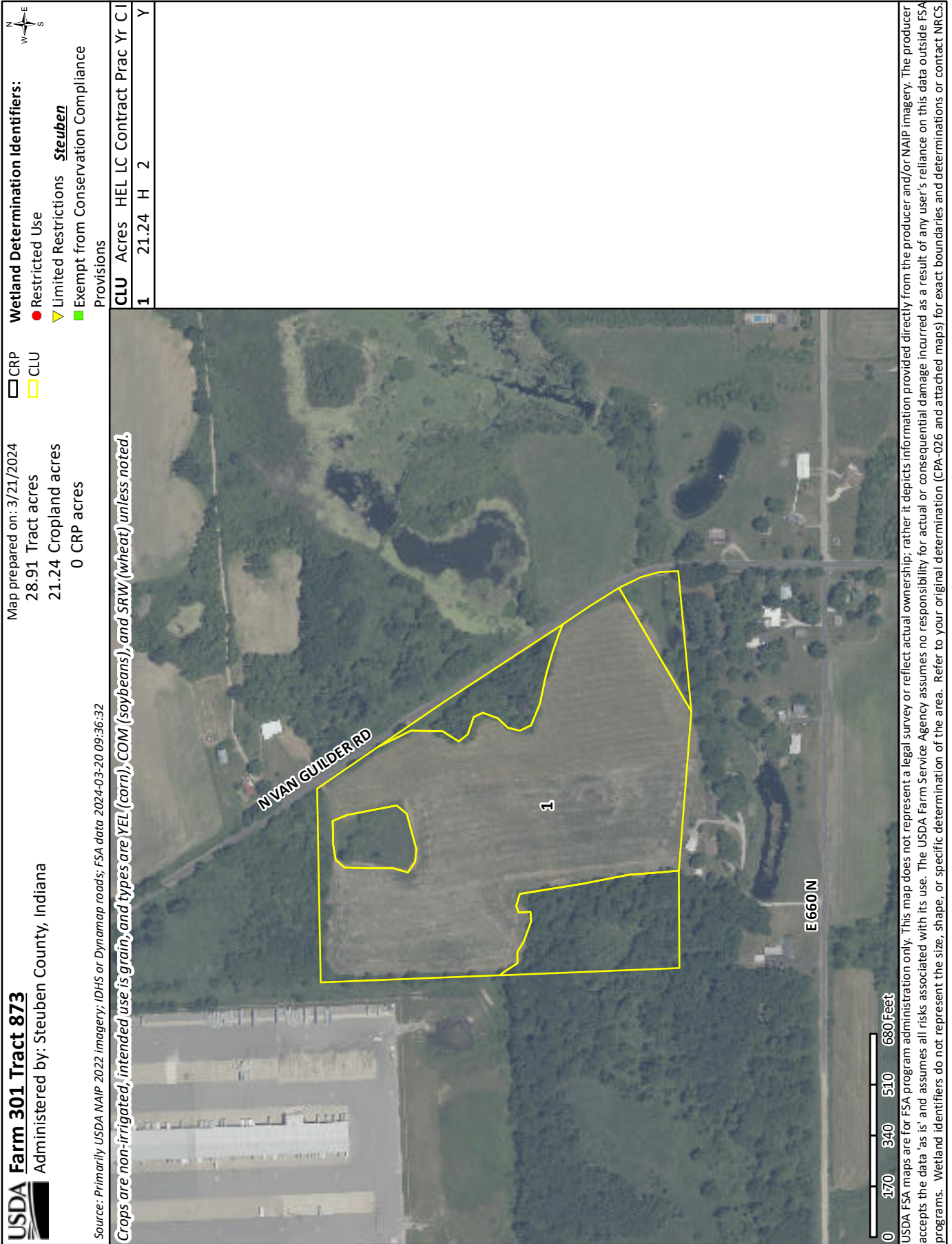
Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	13.02	H	2				Y
2	17.32	H	2				Y
5	2.89	N	2				Y
6	5.45	N	2				Y
8	9.63	H	2				Y
9	6.31	H	2				Y
10	7.39	H	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 (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

FSA INFORMATION



USDA Farm 301 Tract 873
 Administered by: Steuben County, Indiana

Map prepared on: 3/21/2024
 28.91 Tract acres
 21.24 Cropland acres
 0 CRP acres

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2024-03-20 09:36:32

Wetland Determination Identifiers:
 ● Restricted Use
 ▼ Limited Restrictions **Steuben**
 ■ Exempt from Conservation Compliance Provisions

Legend:
 □ CRP
 □ CLU

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

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI	Y
1	21.24	H	H	2				Y

0 170 340 510 680 Feet

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.

PRELIMINARY TITLE

PRELIMINARY TITLE



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

Issuing Agent: Book Title Company, Inc.
Issuing Office: 207 Hoosier Drive, Ste. 1, Angola, IN 46703
Issuing Office's ALTA® Registry ID: 1213076
Loan ID No.:
Commitment No.: 2024-0047-1
Issuing Office File No.: 2024-0047
Property Address: 65 W 660 N, Fremont, IN 46737

SCHEDULE A

1. Commitment Date: May 16, 2024 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy (2021)
Proposed Insured: T. B. D.
Proposed Amount of Insurance: TBD
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (2021)
Proposed Insured: T.B.D., its successors and/or assigns as their respective interests may appear.
Proposed Amount of Insurance: TBD
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:
Gurtner Farms, LLC, an Indiana Limited Liability Company
5. The Land is described as follows:

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PRELIMINARY TITLE

SCHEDULE A (Continued)

TRACT I

All the part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 38 North, Range 13 East lying South of the Highway known as Vistula Road more particularly described as follows:
Beginning at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Said Section; thence along the Half Quarter Line North 80 rods to the Northwest corner of the Quarter Quarter; thence East along the Half Quarter Line 19 rods to the Center of the Vistula Road; thence along the Center of the Road, South 64 degrees East 43.20 rods and due East 22 rods to the Section Line; thence South along the Section Line 61 rods to the Southeast corner of the Northeast Quarter of the Section; thence along the Quarter Section Line West 80 rods to the PLACE OF BEGINNING, containing 35.10 acres, more or less.

Together with an ACCESS EASEMENT created in Warranty Deed from Donald E. Gurtner and Rose M. Gurtner, Husband and Wife to Black Hornet Fireworks, Inc., dated May 21, 1992, recorded May 22, 1992 in Deed Record 233, at Page 138 in the Office of the Recorder of Steuben County, Indiana.

TRACT II

The Northeast Quarter of the Southeast Quarter of Section 23, Township 38 North, Range 13 East containing 40.00 acres, more or less, EXCEPTING THEREFROM a strip 40 rods in width off of the entire West side thereof. Leaving 20.00 acres, more or less.

TRACT III

The Northwest Quarter of the Southwest Quarter of Section 24, township 38 North Range 13 East, containing 40.00 acres, more or less.

EXCEPT from TRACTS II AND III above described the land conveyed to the State of Indiana by David R. Koning and Evelyn M. Koning by deed dated August 12, 1954, recorded Deed Record 111 Page 500 described as follows:

Part of the Northeast Quarter of the Southeast Quarter of Section 23 and a part of the Northwest Quarter of the Southwest Quarter of Section 24 all in Township 38 North, Range 13 East; Beginning in the West Line of the Southwest Quarter of Section 24 at a point which is 398.50 feet Southerly from the Northwest corner of the Quarter Section; thence South 89 degrees 47 minutes 13 Seconds East 1328.38 feet to the East Line of the Northwest Quarter of the Southwest Quarter of Section 24; thence Southerly along the East Line 150 feet to the Center Line of the Indiana East-West Toll Road at Station 7843+52 as shown on Page 10 of the Center Line Survey Map as recorded in the Recorder's Office of Steuben County, Indiana; thence continuing Southerly along the East Line 150 feet; thence North 89 degrees 47 minutes 13 seconds West 1328.38 feet to the West Line of Section 24; thence continuing North 89 degrees 47 minutes 13 seconds West 495 feet; thence South 70 degrees West 95 feet; thence South 43 degrees 30 minutes West 130 feet to the West Line of Tract No. II above described; thence North along the West Line of Tract No. II above described; thence North along the West Line 280 feet to the Center Line of the Toll Road at Station 7823+51; thence continuing North along the West Line 560 feet; thence South 87 degrees East 190 feet; thence South 42 degrees 30 minutes East 400 feet; thence South 62 degrees East 230 feet to a point which is 150 feet North of the aforesaid Center Line measured at right angles thereto; thence South 89 degrees 47 minutes 13 seconds East 30 feet to THE PLACE OF BEGINNING, containing 17.50 acres, more or less.

ALSO EXCEPTING FROM TRACT II: a part of the East one-half of the Northeast Quarter of the Southeast Quarter of Section 23, Township 38 North, Range 13 East in Steuben County, Indiana bounded as follows:
Beginning at the Southeast corner of the Ease One-Half of the Northeast Quarter of the Southeast Quarter of Section 23 and from thence running West 664.2 feet to the Southwest corner of the same; thence North 463 feet; thence North 43 degrees 30 minutes East 130 feet; thence North 70 degrees 00 minutes East 95 feet to a point 150 feet South of the Center Line of the Toll Road; thence South 89 degrees 47 minutes 13 seconds East 495 feet to the East Line of Section 23; thence South 568 feet to THE POINT OF BEGINNING.

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2024-0047

PRELIMINARY TITLE

SCHEDULE A (Continued)

Containing 8.51 acres of land.

TRACT IV

The Southwest Quarter of the Northwest Quarter of Section 24, Township 38, North Range 13 East, containing 40 acres, more or less.

EXCEPTING THEREFROM: A part of the Northwest Quarter of Section 24, Township 38 North, Range 13 East, Jamestown Township, Steuben County, Indiana, described as follows:
Commencing at the Southeast corner of the Northwest quarter of Section 24; thence North 00 degrees 00 minutes 00 seconds West (assumed bearing and the basis of all bearings in this description) along the North-South Quarter Section Line a distance of 926.70 feet to a railroad spike found on the Centerline of County Road 660 North; thence North 88 degrees 40 minutes 03 seconds West along the Centerline a distance of 1574.03 feet to a P.K. nail found at THE TRUE POINT OF BEGINNING of this description; thence continuing North 88 degrees 40 minutes 03 seconds West along the Centerline a distance of 1081.32 feet to a P.K. Nail set on the West Line of Section 24; thence North 01 degrees 16 minutes 32 seconds West along the West Line a distance of 304.29 feet to a 5/8" rebar set; thence North 88 degrees 51 minutes 17 seconds East 1092.39 feet to a 3/8" rebar found; thence South 00 degrees 42 minutes 46 seconds West 351.22 feet back to THE TRUE POINT OF BEGINNING of this description, containing 8.175 acres.

TRACT V

All that part of the East half of the Northwest Quarter of Section 24, Township 38 North, Range 13 East, lying South of the Center Line of the Vistual Road, except the following, to-wit:
Beginning on the corner where the Vistual Road and the Road running North and South through Section 24 crosses, the point being in the Center of each road, and running thence West in the Center of the Vistual Road, 260 feet and 4 inches; thence South 165 feet; thence East 260 feet and 4 inches to the Center of the North and South Road; thence North 165 feet to THE PLACE OF BEGINNING.

TRACT VI

All that part of the East half of the Northwest Quarter of Section 24, Township 38 North, Range 13 East, lying North of the Center of the Vistual Road, containing 50 acres, more or less.

EXCEPTING THE FOLLOWING: Beginning at the Northeast corner of the Northwest Quarter of Section 24, running thence West to the public highway; thence in a Southerly direction along the East Line of the highway to appoint where the highway intersects with the Quarter Line; thence North along the Quarter Line to THE PLACE OF BEGINNING containing 8 acres more or less. Containing after the exception, 42 acres more or less.

ALSO EXCEPTING: A part of the Northwest Quarter of Section 24, Township 38 North, Range 13 East bounded as follows:
Beginning on the Quarter Section Line at a point 930 feet North of the Southeast corner of the Northwest Quarter of Section 24, the point being the intersection of two public roads, and from thence running South 89 degrees 30 minutes West, on the Center Line of a Public Road, 202 feet; thence North 2 degrees 35 minutes East 108 feet; thence North 15 degrees 33 minutes West 435 feet; thence North 71 degrees 06 minutes East 298 feet to the Center Line of a Public Road; thence on and along the Center Line of the Public Road south 12 degrees 52 minutes East 129 feet to the Quarter Section Line; thence South on the Quarter Section Line 500 feet to THE POINT OF BEGINNING.

ALSO EXCEPTING: A part of the Northwest Quarter of Section 24, Township 38 North, Range 13 East, Jamestown Township, Steuben County, Indiana, described as follows:
Commencing at the Southeast corner of the Northwest Quarter of Section 24; thence North 00 degrees 00

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PRELIMINARY TITLE

SCHEDULE A (Continued)

minutes 00 seconds West (assumed bearing and the basis of all bearings in this description) along the Quarter Section Line a distance of 926.70 feet to a railroad spike found at the intersection of the Quarter Section Line and the Centerline of County Road 660 North; thence North 88 degrees 40 minutes 03 seconds West 435.90 feet along the Centerline of County Road 660 North to a ½ inch rebar found; thence North 01 degrees 19 minutes 57 seconds East 345.18 feet to a 5/8" rebar found at THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE South 75 degrees 23 minutes 53 seconds East 190.53 feet to an iron rod found; thence North 14 degrees 27 minutes 36 seconds West 202.00 feet to the Center of the creek; thence South 61 degrees 53 minutes 24 seconds West along the creek a distance of 149.82 feet; thence South 01 degrees 19 minutes 57 seconds West 77.00 feet back to THE TRUE POINT OF BEGINNING of this description containing 0.501 acres.

EXCEPTING THE FOLLOWING FROM TRACTS IV AND VI: All that part of the Northwest Quarter of Section 24, lying North of the Center of the Vistual Road, contained in the following tract:
Beginning at a railroad spike found at the Southeast Corner of the Northwest Quarter of Section 24; thence North on the Quarter Section Line 928.9 feet (formerly called 930 feet) to a PK Nail set; thence North 89 degrees 08 minutes 10 seconds West 202 feet (formerly called South 89 degrees 30 minutes West) to the TRUE POINT OF BEGINNING at a PK Nail set; thence North 03 degrees 02 minutes 50 seconds East 108 feet (formerly called North 02 degrees 35 minutes East 108 feet) to an iron pin set; thence North 14 degrees 54 minutes 30 seconds West (formerly called North 15 degrees 33 minutes west) 201.12 feet to an iron pin set; thence North 75 degrees 52 minutes 32 seconds West 1133.19 feet to an iron pin set thence South 00 degrees 05 minutes 14 seconds East 200 feet to a wooden post found; thence South 88 degrees 31 minutes 41 seconds West 227.38 feet to an iron pin set; thence South 00 degrees 51 minutes 50 seconds West 352.13 feet to a railroad spike set on the Centerline of a County Road; thence South 89 degrees 08 minutes 10 seconds East along the Centerline of the County Road 1376.65 feet back to the PK Nail set which was THE TRUE POINT OF BEGINNING, containing 13.00 acres more or less.

TRACT VII

The Northeast Quarter of the Southwest Quarter of Section 24, Township 38 North, Range 13 East, containing 40.00 acres more or less.

EXCEPTING THEREFROM: The land conveyed to the State of Indiana by Charles E. Swager and Maude D. Swager by Deed dated August 27, 1954 recorded in Deed Record 111 Page 539 described as follows:
Part of the Northeast Quarter of the Southwest Quarter of Section 24, beginning at a point on the East Line of the Southwest Quarter of Section 24, the point being 618.85 feet South of the Center of Section 24, and at Station 7856+68.20 of the Center Line Survey Map of the Indiana East-West Toll Road as recorded in the Recorder's Office of Steuben County, Indiana; thence North along the Quarter Section Line to the North right of way Line of the Toll Road at a point 170 feet northerly at right angles from the Center Line; thence North 89 degrees 47 minutes 13 seconds West along the right of way line to the West Line of the Northeast Quarter of the Southwest Quarter of the Section; thence along the West Line South 170 feet to the Center Line of the Toll Road at Station 7843+52, the station being North 89 degrees 47 minutes 15 seconds West of THE PLACE OF BEGINNING; thence continuing South along the East Line to the South right of way line of the Toll Road at a point 160 feet Southerly at right angles from the Center Line; thence Easterly parallel with the Center Line 628 feet to a point 160 feet Southerly at right angles to the Center Line at Station 7849+80; thence Southerly at right angles to the Center Line 10 feet; thence Easterly parallel with the Center Line 520 feet to a point 170 feet Southerly at right angles from the Center Line at Station 7855+00; thence Northerly at right angles to the Center Line 10 feet; thence Easterly parallel with the Center Line and 160 feet distance therefrom to the North and South Quarter Section Line; thence North 160 feet to THE PLACE OF BEGINNING, containing 10.49 acres, more or less.

EXCEPTING FROM TRACTS III AND VII: Beginning at the Southeast corner of the Northeast Quarter of the

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2024-0047

PRELIMINARY TITLE

SCHEDULE A (Continued)

Southwest Quarter of Section 24 and from thence running North, on the Quarter Section Line, 410 feet; thence running West 40 feet; thence North 16 degrees 40 minutes West 138.8 feet to a point 160 feet South of the Center Line of the Indiana East-West Toll Road and 67 feet West of the Quarter Section Line; thence North 89 degrees 47 minutes 13 seconds West, parallel with the Center Line of the Toll Road, 114 feet; thence South 10 feet; thence North 89 degrees 47 minutes 13 seconds West 520 feet; thence North 10 feet; thence North 89 degrees 47 minutes 13 seconds West 628 feet; thence North 10 feet to a point 150 feet South of Station 7843+52 of the Toll Road; thence continuing North 89 degrees 47 minutes 13 seconds West 1328.5 feet to the West Line of Section 24; thence South 568 feet, on the Section Line, to the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 24; thence East on the South Line of the North On-Half of the Southwest Quarter of Section 24, 2657 feet to THE POINT OF BEGINNING. Containing 33.3 acres of land more or less.

EXCEPTING FROM TRACTS I, II, III AND VII: A strip of land varying in width from 75.00 feet to 60.00 feet, situated in Section 23 and 24, Township 38 North, Range 13 East, Jamestown Civil Township, Steuben County, Indiana, lying North of and adjacent to the Indiana Toll Road, described as follows: Commencing at the Center point of Section 24; thence South 00 degrees 00 minutes 00 seconds West, (BASE BEARING), along the North-South Quarter Section Line of Section 24, a distance of 374.00 feet, to a P.K. Nail set this Survey at the TRUE POINT OF BEGINNING of this description; thence continuing South 00 degrees 00 minutes 00 seconds West along the Quarter Section Line, 75.00 feet, to a P.K. Nail set this Survey on the North right of way Line of the Indiana Toll Road; thence departing the Quarter Section Line, and along the Northerly right of way Line of the Indiana Toll Road, the following Eight (8) courses: North 88 degrees 49 minutes 12 seconds West, 1,324.48 feet, to an Indiana Toll Road Monument; South 45 degrees 21 minutes 55 seconds West, 28.79 feet to an Indiana Toll Road Monument; North 88 degrees 55 minutes 35 seconds West, 1,218.64 feet, to an Indiana Toll Road Monument; thence North 83 degrees 12 minutes 4 seconds West, 142.28 feet, to an Indiana Toll Road Monument in Section 23; North 59 degrees 12 minutes 21 seconds West, 183.08 feet, to an Indiana Toll Road Monument; thence North 42 degrees 41 minutes 31 seconds West, 401.70 feet, to an Indiana Toll Road Monument; North 86 degrees 42 minutes 54 seconds West, 299.80 feet, to an Indiana Toll Road Monument; thence South 44 degrees 12 minutes 48 seconds West, 18.19 feet; to an Iron Pipe set this Survey, on the East-West Quarter Section Line of Section 23; thence departing the toll Road right of way, North 88 degrees 54 minutes 57 seconds West, along the East-West Quarter Section Line, 211.69 feet, to an Iron Pipe set this Survey; thence continuing along the Westerly, Southerly and Northerly Lines of the 60.00 feet wide strip, the following four (4) courses: North 09 degrees 45 minutes 00 seconds West, 391.87 feet, to an iron pipe set this Survey; thence South 85 degrees 41 minutes 00 seconds West, 247.91 feet to an Iron Pipe set this Survey on the North-South quarter Line of the Northeast Quarter of Section 23; thence North 00 degrees 05 minutes 50 seconds West, along the Quarter Line, 959.05 feet, to an iron pipe set this Survey at the Northwest Corner of the Southeast Quarter of the Northeast Quarter of Section 23; thence South 89 degrees 39 minutes 15 seconds East, along the North Line of the Southeast Quarter of the Northeast Quarter of Section 23, a distance of 310.70 feet, to an iron pin set this Survey on the Centerline of County Road 660 North (Vistula Road); thence departing the North Line/Centerline, South 00 degrees 05 minutes 50 seconds East, 60.00 feet, to an iron pipe set this survey; thence North 89 degrees 39 minutes 15 seconds West 250.70 feet, to an iron pipe set this Survey; thence South 00 degrees 05 minutes 50 seconds East, 834.00 feet, to an iron pipe set this Survey; thence North 85 degrees 41 minutes 00 seconds East, 238.11 feet, to an iron pipe set this Survey; thence South 09 degrees 45 minutes 0 seconds East, 360.93 feet, to an iron pipe set this Survey; thence South 86 degrees 42 minutes 54 seconds East, 514.17 feet, to an iron pipe set this Survey; thence South 42 degrees 41 minutes 31 seconds East, 421.14 feet, to an iron pipe set this Survey; thence South 59 degrees 12 minutes 21 seconds East, 156.26 feet, to an iron pipe set this Survey; thence South 83 degrees 12 minutes 04 seconds East, 122.59 feet, to an iron pipe set this Survey; thence South 88 degrees 55 minutes 35 seconds East, 1,214.89 feet, to an iron pipe set this Survey; thence North 45 degrees 21 minutes 55 seconds East, 28.77 feet, to an iron pipe set this Survey; thence South 88 degrees 49 minutes 12 seconds East, 1,323.08 feet, back to THE TRUE POINT OF BEGINNING, containing

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PRELIMINARY TITLE

SCHEDULE A (Continued)

9.09 acres.

Date: June 3, 2024
Book Title Company, Inc.



Jennifer K. Book, President

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2024-0047

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.
 - a. Warranty Deed from Gurtner Farms, LLC to T. B. D..
 - b. Mortgage from T. B. D. to T.B.D., securing the principal amount of \$0.00.
5. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements and exceptions.
6. **NOTE: 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 retractive 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.**
7. **NOTE: The real estate tax information set forth above is all that is currently available in the County Tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the company nor its agent, assume or accept any responsibility for loss, damage, cost, or expense due to, or arising out of the availability of accurate tax information.**
8. Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, locate of easements, acreage or other matters shown thereon.
9. **NOTE: Any exception contained herein omits any covenant or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**

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PRELIMINARY TITLE

SCHEDULE B – PART I (Continued)

10. Notice: The title company/closing agent may not file real estate tax exemptions with the Steuben County Auditor's Office. It is the responsibility of the property owner. The title company/closing agent assumes no financial responsibility as to unfiled or misfiled exemptions.
11. Effective July 1, 2006, any documents requiring a preparation statement which are executed or acknowledged in Indiana must contain the following affirmation statement as required by I.C. 36-2-11-15; "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law." {Sign, Print or Type Name}
12. Vendors, (Sellers), Closing Affidavit to be furnished to this office.
13. NOTE: Compliance with I.C. 6-1.1-5.5-1 et seq., and as amended, which provides for the filing of a Sales Disclosure Form, which must accompany the required conveyance, may be required in order to make said conveyance eligible for recordation.
14. NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000.00 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000.00 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500.00.
15. Mortgagors Affidavit to be furnished to this office.
16. The Company may make other requirements or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.

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2024-0047

PRELIMINARY TITLE



SCHEDULE B, PART II Exceptions

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

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

1. 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 affecting the title 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 by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.

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Schedule B, Part II

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PRELIMINARY TITLE

SCHEDULE B, PART II (Continued)

7. All assessments and taxes due in, and thereafter. Taxes for 2023, due and payable in the year 2024:

Parcel #76-03-23-000-002.000-006
Brief Legal Description: MD PT E1/2 S1/2 Sec 23 (33.76 ac)
Land Value: \$115,400
Improvements: \$248,300
Exemptions: \$0
Jamestown Twp 1st Installment: \$1502.02 - PAID
Jamestown Twp 2nd Installment: \$1502.02 - UNPAID

Parcel #76-03-24-000-017.000-006
Brief Legal Description: NE1/4 SW1/4 Sec 24 (10.725 ac)
Land Value: \$12,100
Improvements: \$0
Exemptions: \$0
Jamestown Twp 1st Installment: \$49.98 - PAID
Jamestown Twp 2nd Installment: \$49.98 - UNPAID
Ditch Tax:
506-Fawn River 2: \$20.11 - PAID
506-Fawn River 2: \$20.11 - UNPAID

Parcel #76-03-24-000-011.000-006
Brief Legal Description: N PT E1/2 NW1/4 Sec 24 (26.849 ac)
Land Value: \$29,500
Improvements: \$0
Exemptions: \$0
Jamestown Twp 1st Installment: \$121.83 - PAID
Jamestown Twp 2nd Installment: \$121.83 - UNPAID

Parcel #76-03-24-000-015.000-006
Brief Legal Description: MD PT W1/2 W1/2 Sec 24 (40.70 ac)
Land Value: \$35,100
Improvements: \$0
Exemptions: \$0
Jamestown Twp 1st Installment: \$144.96 - PAID
Jamestown Twp 2nd Installment: \$144.96 - UNPAID

Parcel #76-03-24-000-016.000-006
Brief Legal Description: PT E1/2 NW1/4 Sec 24 (29.01 ac)
Land Value: \$32,000
Improvements: \$0
Exemptions: \$0
Jamestown Twp 1st Installment: \$132.16 - PAID
Jamestown Twp 2nd Installment: \$132.16 - UNPAID

8. Taxes for 2024, due and payable in the year 2025, which became a lien on January 1, 2024, and which are not yet due and payable.

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PRELIMINARY TITLE

SCHEDULE B, PART II (Continued)

9. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
10. Any governmental limitations or regulations respecting access to abutting roads, streets, or highways.
11. Possible rights of tile and/or drainage ditches.
 - a) rights not shown by public records
 - b) regulated drains
12. Subject to any adverse claim of title to that portion, if any of the land described in Schedule A that lies below the ordinary low water mark of creeks/streams/rivers/ponds/ditches/lakes/waterways/swamps/wet areas, and any adverse claim based on the assertion that some portion of said creeks/streams/rivers/ponds/ditches/lakes/waterways/swamps/wet areas was created by artificial means. Also, such rights and easements for navigation, commerce or recreation, which may exist over that portion of said land beneath the water of said creeks/streams/rivers/ponds/ditches/lakes/waterways/swamps/wet areas, and rights of upper and lower littoral owners with respect to said creeks/streams/rivers/ponds/ditches/lakes/waterways/swamps/wet areas.
13. Mortgage executed by Donald E. Gurtner and Gurtner Farms, LLC, an Indiana Limited Liability Company, to Farmers State Bank in the original principal amount of \$440,000.00, dated October 7, 2020 and recorded December 11, 2020 as Instrument #20120351 in the Office of the Recorder of Steuben County, Indiana.
14. A Judgment search has been made against Gurtner Farms, LLC , for the past Ten (10) years and NONE FOUND.

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