

❖ Monday, April 28 • 6pm ❖

# INFORMATION BOOK

**160.5±**  
*acres*

Offered in 7 Tracts  
or Combinations

DEKALB COUNTY


## Land Auction

- Home with Pond
- Productive Tillable Land
- Woods for Hunting

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

260.749.0445  
866.340.0445

[www.SchraderFortWayne.com](http://www.SchraderFortWayne.com)  
[www.SchraderAuction.com](http://www.SchraderAuction.com)

 ONLINE BIDDING  
AVAILABLE

## 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:** Jordan Max Baughman, Mary Jo Baughman & LuAnn Leighty-Fosnaugh



**SCHRADER REAL ESTATE AND AUCTION OF FORT WAYNE, LLC**  
7009 N River Rd, Fort Wayne, IN 46815  
**260-749-0445 • 866-340-0445**  
**www.SchraderFortWayne.com • www.SchraderAuction.com**

### TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in SEVEN (7) individual tracts, any combination of tracts & as a total 160.5± acre unit, subject to Swing Tract rules. There will be open bidding on all tracts & the combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

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

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection. The terms of this agreement & any addendum are non-negotiable.

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

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

**CLOSING:** The balance of the real estate purchase price is due at closing, which is targeted to take place on or before MAY 30TH, 2025.

**POSSESSION:** Buyer(s) shall receive possession of the home & wooded property

at closing. On the Tillable parcels, the tenant farmer has the right to farm for the 2025 crop year. The Buyer(s) will receive the Seller share of the 2025 crops.

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

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

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, & 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.

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

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction.

Any need for a new survey shall be determined solely by the Seller. Seller & 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. Combination purchases will receive a perimeter survey only.

**EASEMENTS:** All real estate is being sold subject to any existing recorded easements.

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information 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 approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & 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.**

**PERSONAL PROPERTY TERMS & CONDITIONS:** 12% Buyer's Premium. Cash/Check accepted for equipment.

**REAL ESTATE AUCTION MANAGERS:** Jerry Ehle • 260.410.1996 #AU19300123, #RB14044208  
& Justin Griffin • 260.223.5861 #AU12500017, #RB20000785

#LC20700176, #AC63001504

# BOOKLET INDEX

• <b>REGISTRATION FORMS</b>	<b>PAGE 4</b>
• <b>LOCATION &amp; TRACT MAPS</b>	<b>PAGE 9</b>
• <b>SOILS MAP</b>	<b>PAGE 13</b>
• <b>TOPOGRAPHY MAP</b>	<b>PAGE 15</b>
• <b>FSA INFORMATION</b>	<b>PAGE 17</b>
• <b>TIMBER TERMINATION AFFIDAVIT</b>	<b>PAGE 23</b>
• <b>DISCLOSURES</b>	<b>PAGE 25</b>
• <b>TAX INFORMATION</b>	<b>PAGE 31</b>
• <b>PRELIMINARY TITLE</b>	<b>PAGE 51</b>
• <b>PHOTOS</b>	<b>PAGE 63</b>



# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**MONDAY, APRIL 28, 2025**

**160.5± ACRES – DEKALB 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 Monday, April 21, 2025.  
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**  
**160.5± Acres • DeKalb County, Indiana**  
**Monday, April 28, 2025**

**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, April 28, 2025 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, Monday, April 21, 2025**. 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:**

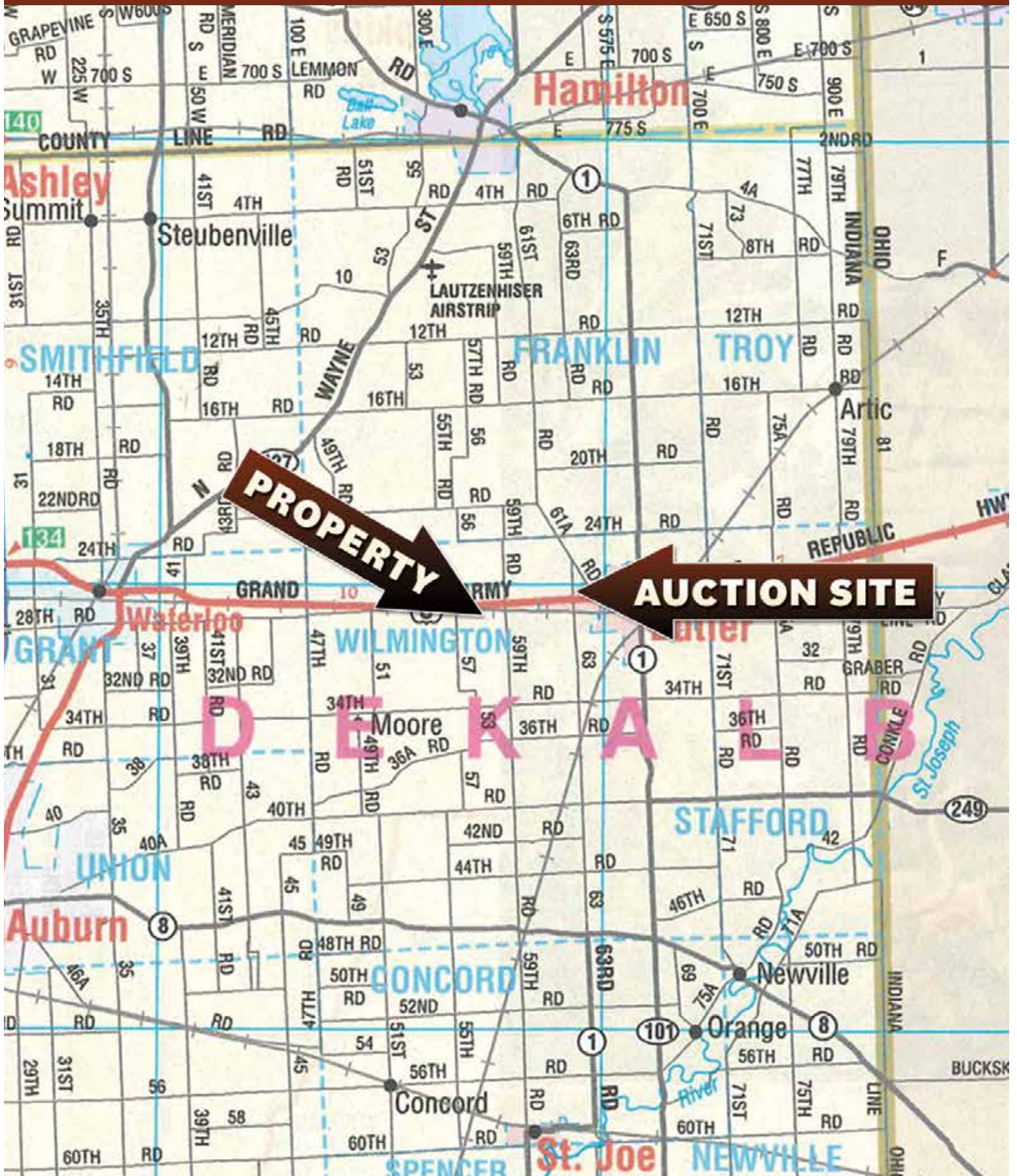
E-mail address of registered bidder: \_\_\_\_\_

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.



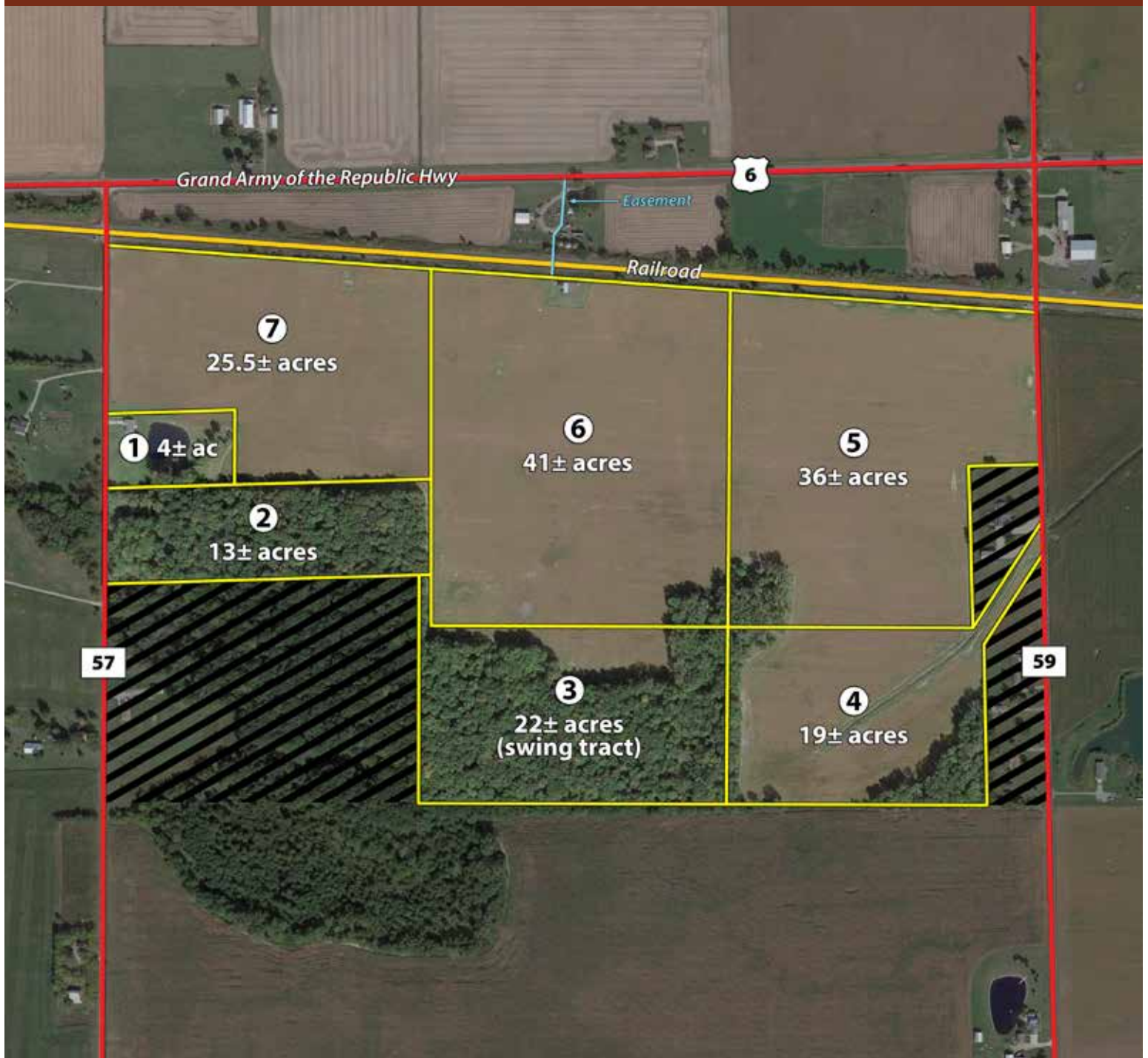
# LOCATION & TRACT MAPS

# LOCATION MAP



**REAL ESTATE AUCTION LOCATION:** International Monster Truck Museum - 541 West Main St, Butler, IN 46721  
**PROPERTY LOCATION:** Wilmington Township, Butler, IN - 2975 CR 57 Butler, IN 46721 & CR 59

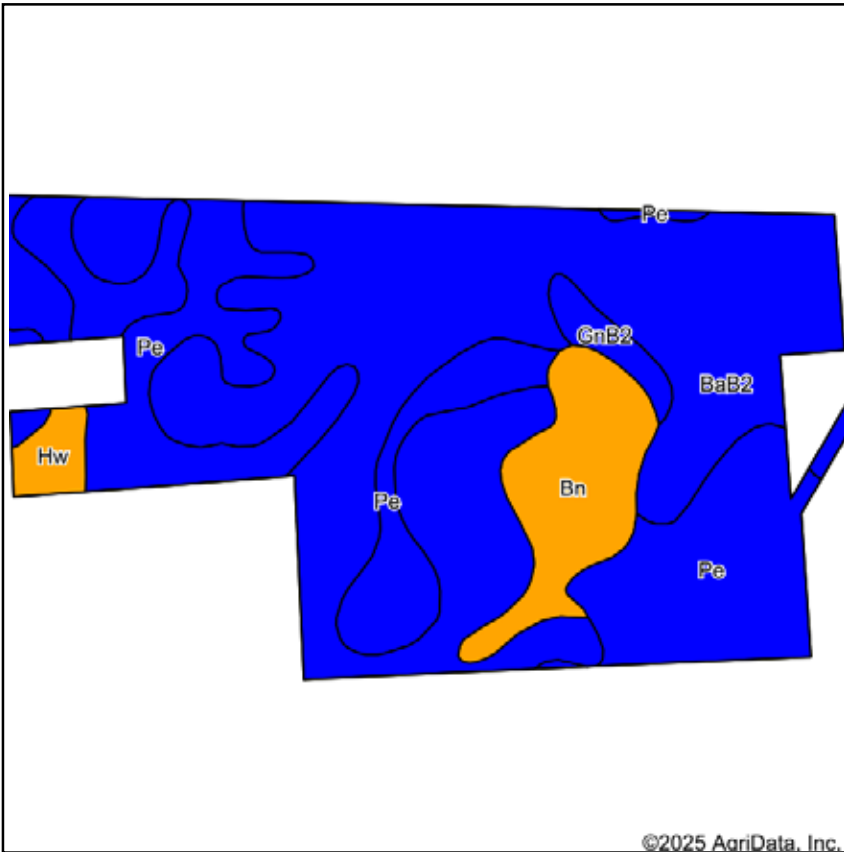
# TRACT MAP



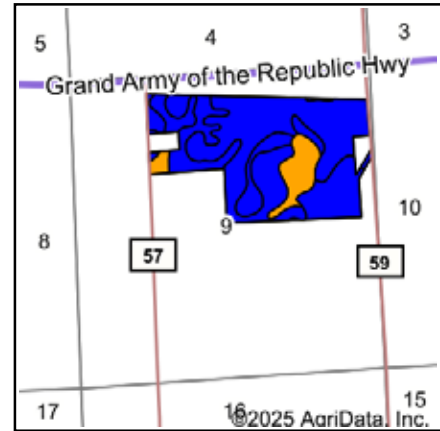


# SOILS MAP

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **DeKalb**  
 Location: **9-34N-14E**  
 Township: **Wilmington**  
 Acres: **155.25**  
 Date: **3/19/2025**



Area Symbol: IN033, Soil Area Version: 29														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	86.21	55.5%		Ile		137	17	5			9	50	54
Pe	Pewamo silty clay	49.77	32.1%		IIlw		155	22	5			10	42	62
Bn	Bono silty clay	13.86	8.9%		IIIw		150	21	5			10	40	60
GnB2	Glynwood loam, 2 to 6 percent slopes, eroded	2.74	1.8%		Ile	5	128	18	4	8	78		41	56
Hw	Houghton muck, drained	2.67	1.7%		IIIw		159		5			11	42	64
<b>Weighted Average</b>					<b>2.11</b>	<b>0.1</b>	<b>144.2</b>	<b>18.7</b>	<b>5</b>	<b>0.1</b>	<b>1.4</b>	<b>9.3</b>	<b>46.2</b>	<b>57.3</b>

# **TOPOGRAPHY CONTOURS MAP**

# TOPOGRAPHY CONTOURS MAP



©2025 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

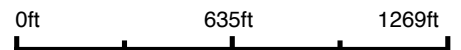
Min: 874.8

Max: 889.6

Range: 14.8

Average: 882.3

Standard Deviation: 2.26 ft



3/19/2025

**9-34N-14E**  
DeKalb County  
Indiana

Boundary Center: 41° 25' 28.71, -84° 55' 0.24

Maps Provided By:





# FSA INFORMATION

# FSA INFORMATION

INDIANA DEKALB Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 512</b> Prepared : 3/13/25 7:43 AM CST Crop Year : 2025
---------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------

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

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
161.12	119.72	119.72	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	119.72	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	2.50	0.00	96	
<b>TOTAL</b>	<b>2.50</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 2128  
**Description** : WILMINGTON SEC 9 CR59 S OF US6 W SIDE  
**FSA Physical Location** : INDIANA/DEKALB  
**ANSI Physical Location** : INDIANA/DEKALB  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : JORDAN M BAUGHMAN, LUANN LEIGHTY-FOSNAUGH  
**Other Producers** : None  
**Recon ID** : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
55.35	49.22	49.22	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	49.22	0.00	0.00	0.00	0.00	0.00

# FSA INFORMATION

INDIANA  
DEKALB  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 512**  
Prepared : 3/13/25 7:43 AM CST  
Crop Year : 2025

**Tract 2128 Continued ...**

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	1.50	0.00	96
<b>TOTAL</b>	<b>1.50</b>	<b>0.00</b>	

**NOTES**

**Tract Number : 3051**

**Description :** WILMINGTON SEC 9 CR57 S OF SR6 E SIDE  
**FSA Physical Location :** INDIANA/DEKALB  
**ANSI Physical Location :** INDIANA/DEKALB  
**BIA Unit Range Number :**  
**HEL Status :** NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status :** Wetland determinations not complete  
**WL Violations :** None  
**Owners :** JORDAN M BAUGHMAN, LUANN LEIGHTY-FOSNAUGH  
**Other Producers :** None  
**Recon ID :** None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
105.77	70.50	70.50	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	70.50	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	1.00	0.00	96
<b>TOTAL</b>	<b>1.00</b>	<b>0.00</b>	

**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



# FSA INFORMATION





# **TIMBER TERMINATION AFFIDAVIT**

# TIMBER TERMINATION AFFIDAVIT

202501261  
03/24/2025 10:49:18 AM  
RECORDER OF DEKALB CO, IN  
LETA HULLINGER  
RECORDED AS PRESENTED  
FEE AMOUNT: 25.00

STATE OF INDIANA  
SS:  
COUNTY OF FULTON

## AFFIDAVIT OF TERMINATION OF TIMBER CONTRACT

**SELLERS:** Mary Lou Baughman, 2975 CR 57, Butler, IN 46721

**BUYERS:** PIKE LUMBER COMPANY, INC., 12179 IN-114, Akron, Indiana 46910

The undersigned, being first duly sworn on oath, says that a Contract for Purchase and Removal of Timber referred to in a certain Affidavit of Timber Contract recorded in the DeKalb County Recorder's office on September 6, 2022, in Miscellaneous Record Book, Instrument number 202205623, has now been terminated by agreement of the parties or by completion of the contractual provisions, and Pike Lumber Company, Inc., makes no further claim upon any timber referred to in said contract.

PIKE LUMBER COMPANY, INC.

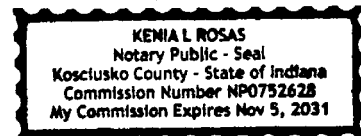
BY: Katarina Reber  
Signature

Katarina Reber  
Timber Department Administrator

Subscribed and sworn to before me, this 20<sup>th</sup> day of March, 2025, that Katarina Reber, Timber Department Administrator of Pike Lumber Company, Inc. personally appeared before me.

Kenia L. Rosas  
Notary Public

Kenia L. Rosas  
Printed Name



My commission expires: 11/5/31

County of Residence: Kosciusko

RECORDER: Index under **SELLER'S** and **BUYER'S** names.

The form of this instrument was prepared by Joseph S. Northrop, Attorney at Law, and the material in the form was inserted by or under the direction of Samantha Howard 8/2020

"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." Katarina Reber Katarina Reber





# DISCLOSURES

# DISCLOSURES



## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

**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)

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

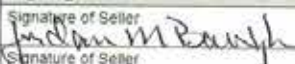
**NOTE:** "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected 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>William M. Baughman</i>	Date (mm/dd/yy) 3-10-25	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)

# DISCLOSURES

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

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			<input checked="" type="checkbox"/>
Does the roof leak?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?			<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers? _____			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
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 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"/>
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"/>
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?			<input checked="" type="checkbox"/>
Are there any encroachments?			<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?			<input checked="" type="checkbox"/>
Is the present use a non-conforming use? Explain:			<input checked="" type="checkbox"/>
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			<input checked="" type="checkbox"/>
Are there any structural problems with the building?			<input checked="" type="checkbox"/>
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"/>	<input type="checkbox"/>
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	<input 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"/>	<input 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"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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.</p>			
Signature of Seller 	Date (mm/dd/yy) 3-19-25	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)

# DISCLOSURES



## LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

For use only by members of the Indiana Association of REALTORS®

1 PROPERTY ADDRESS: 2975 CR 57 , Butler, IN 46721

2

### 3 LEAD WARNING STATEMENT

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

Every buyer 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)  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 buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): \_\_\_\_\_

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

### BUYER'S ACKNOWLEDGEMENT *(initial)*

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

(d.) \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

(e.) \_\_\_\_\_ Buyer 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.

### BROKER'S ACKNOWLEDGMENT *(initial)*

(f.) JG Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

2975 CR 57 , Butler, IN 46721

(Property Address)

Page 1 of 2 (Lead-Based Paint - Sales)

COPYRIGHT IAR 2025

# DISCLOSURES

46 **CERTIFICATION OF ACCURACY**

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

49  
 50 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be  
 51 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this  
 52 *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that  
 53 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original  
 54 document shall be promptly delivered, if requested.

55  
 56  
 57 BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SELLER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 58  
 59 PRINTED \_\_\_\_\_ PRINTED \_\_\_\_\_  
 60  
 61  
 62  
 63 BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SELLER'S SIGNATURE Jordan M Baughman 3/10/25  
 64 PRINTED \_\_\_\_\_ PRINTED Jordan M Baughman DATE \_\_\_\_\_  
 65  
 66  
 67  
 68  
 69 SELLING BROKER\* \_\_\_\_\_ DATE \_\_\_\_\_ LISTING BROKER J. Griffin 3/10/25  
 Justin Griffin DATE \_\_\_\_\_

\*Only required if the Buyer's Broker receives compensation from the Seller.



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.  
 Form #37. Copyright IAR 2025



(Property Address)  
 2975 CR 57, Butler, IN 46721  
 Page 2 of 2 (Lead-Based Paint - Sales)

Baughman



# TAX INFORMATION

# TAX INFORMATION

## DeKalb County, IN

### Summary - Auditor's Office

Parcel ID	15-07-09-200-004
Bill ID	15-07-09-200-004
State ID	17-07-09-200-004.000-026
Reference #	
Property Address	Us Highway 6 Butler, IN, 46721
Brief Legal Description	Pt W1/2 NE1/4 <small>(Note: Not to be used on legal documents)</small>
Class	AGRICULTURAL - OTHER AGRICULTURAL USE
Tax District	Wilmington 026
Tax Rate Code	15065 - Advertised
Property Type	65 - Agricultural
Mortgage Co	N/A
Last Change Date	
Acreage	70.74

Zoning Code(s): A2

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

### Property Tax Bill

## Print Tax Bill Here

Print tax bill

Detailed billing information is available at: <https://lowtaxinfo.com/dekalbcounty>

Homestead Deduction

Senior Citizen Deduction

Blind or Disabled Deduction

Geothermal/Solar Deduction

Heritage Barn Deduction

### Tax Rate

1.2697

### Owners - Auditor's Office

[Baughman, Jordan Max, Baughman, Mary Jo & Leighty-Fosnaugh, Luann Baughman, Mary Lou \(LL\)](#)  
2975 County Road 57  
Butler, IN 46721



# TAX INFORMATION

## Taxing District - Assessor's Office

**County:** Dekalb  
**Township:** Wilmington Township  
**State District:** 026 WILMINGTON TOWNSHIP  
**Local District:** 015  
**School Corp:** DEKALB COUNTY EASTERN COMMUNITY  
**Neighborhood:** 151006-17026 VARIOUS AGRICULTURAL AREAS 151006-17026

## Site Description - Assessor's Office

**Topography:** Flat  
**Public Utilities:**  
**Street or Road:** Paved  
**Area Quality:**

## Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland		0	0	0.360	\$2,280.00	\$2,280.00	\$820.80	0%	\$820.00
Tillable Cropland	BAB2	0	0	42.440	\$2,280.00	\$1,938.00	\$82,248.72	0%	\$82,250.00
Woodland	BAB2	0	0	9.900	\$2,280.00	\$1,938.00	\$19,186.20	(80%)	\$3,840.00
Land Used by Farm Buildings	BAB2	0	0	0.080	\$2,280.00	\$1,938.00	\$155.04	(40%)	\$90.00
Woodland	BN	0	0	4.340	\$2,280.00	\$2,326.00	\$10,094.84	(80%)	\$2,020.00
Tillable Cropland	BN	0	0	2.260	\$2,280.00	\$2,326.00	\$5,256.76	0%	\$5,260.00
Tillable Cropland	GNB2	0	0	0.340	\$2,280.00	\$1,756.00	\$597.04	0%	\$600.00
Woodland	PE	0	0	4.5600	\$2,280.00	\$2,417.00	\$11,021.52	(80%)	\$2,200.00
Tillable Cropland	PE	0	0	6.460	\$2,280.00	\$2,417.00	\$15,613.82	0%	\$15,610.00

## Improvements - Assessor's Office

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Barn, Bank & Flat (T2)	100	D	1900	1900	F	1.01	3120	2.1	0

## Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
4/16/2018	BAUGHMAN, JORDAN MAX, BAUGHMAN, MARY JO ET AL			\$0.00
	BAUGHMAN, JORDAN D. & MARY LOU			\$0.00

## Transfer History (Tax)

SaleDate	Transfer From	Instrument	Book/Page	Doc Nbr
4/16/2018	Baughman, Jordan D & Mary Lou	Warranty		
1/1/1900	Unknown At Conversion			

## Homestead Assessments - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
Land	\$93,900.00	\$74,100.00	\$63,700.00	\$61,900.00	\$75,400.00	\$77,900.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

## Valuation - Assessor's Office

Assessment Year	2024	2023	2022	2021	2021 (2)
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
As Of Date	3/29/2024	4/10/2023	3/28/2022	3/31/2021	1/22/2021
Land	\$112,700	\$93,900	\$74,100	\$63,700	\$63,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$112,700	\$93,900	\$74,100	\$63,700	\$63,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$14,500	\$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)	\$14,500	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$127,200</b>	<b>\$93,900</b>	<b>\$74,100</b>	<b>\$63,700</b>	<b>\$63,200</b>
<b>Total Res (1)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Non Res (2)</b>	<b>\$112,700</b>	<b>\$93,900</b>	<b>\$74,100</b>	<b>\$63,700</b>	<b>\$63,200</b>
<b>Total Non Res (3)</b>	<b>\$14,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

# TAX INFORMATION

## Tax History - Auditor's Office

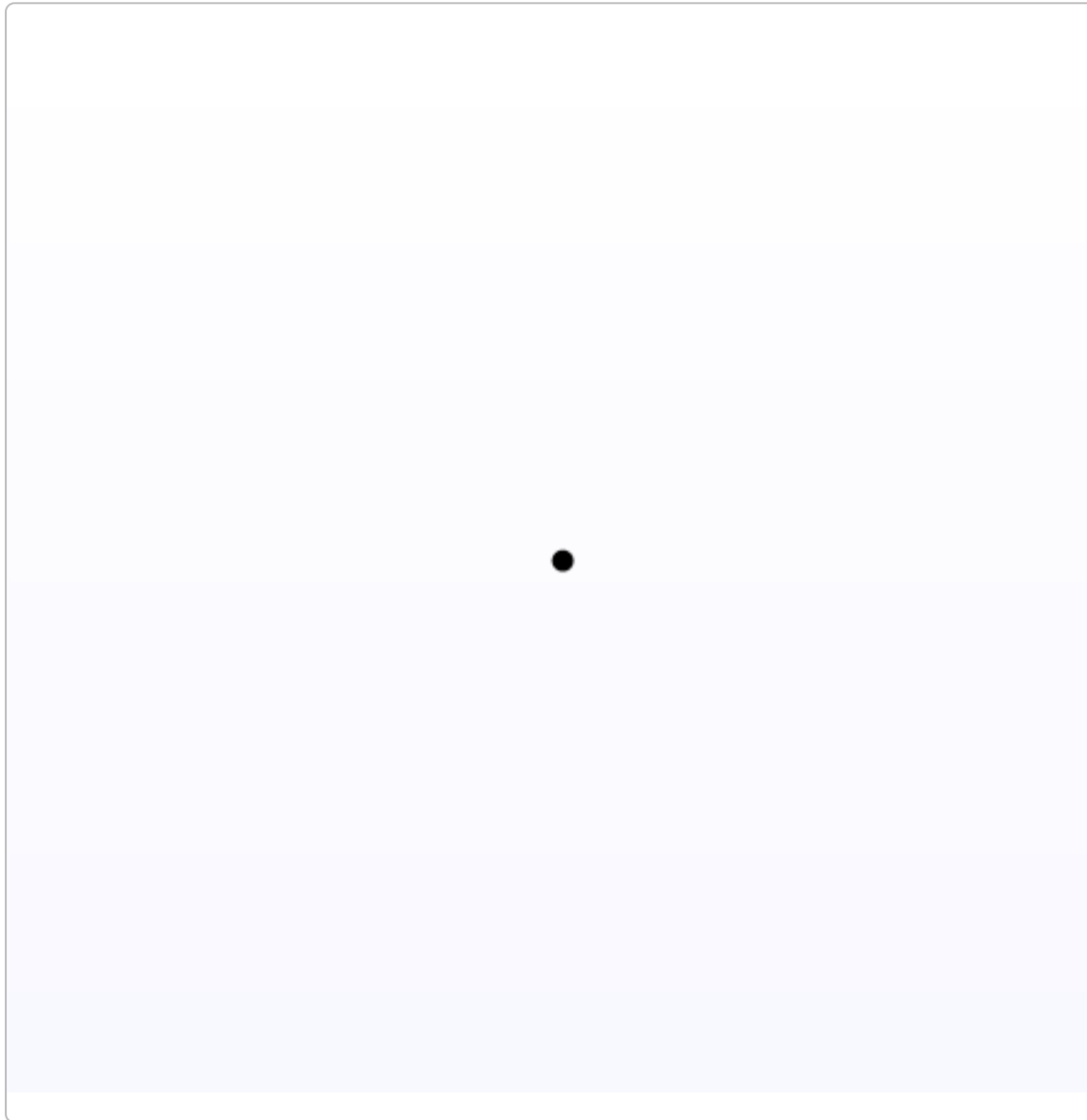
	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$0.00	\$601.20	\$467.16	\$405.48	\$393.74
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$601.20	\$467.16	\$405.48	\$393.74
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$20.27	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$405.48	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$20.27	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$445.46	\$968.20	\$681.22	\$743.38
		0177-00-0 Almira Teutsch 61315 - \$192.86 0455-00-0 Big Run62223 - \$252.60	0041-00-0 C. O. Metcalf 60390 - \$15.25 0174-00-0 W. A. Dannells 61295 - \$58.44 0177-00-0 Almira Teutsch 61315 - \$192.86 0177-01-0 Almira Ttschl1 61320 - \$257.66 0305-00-0 Simon Smurr 61885 - \$191.39 0455-00-0 Big Run62223 - \$252.60	0041-00-0 C. O. Metcalf 60390 - \$10.25 0174-00-0 W. A. Dannells 61295 - \$39.28 0177-01-0 Almira Ttschl1 61320 - \$503.05 0305-00-0 Simon Smurr 61885 - \$128.64	0177-01-0 Almira Ttschl1 61320 - \$490.78 0455-00-0 Big Run62223 - \$252.60
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Charges</b>	<b>\$0.00</b>	<b>\$1,647.86</b>	<b>\$2,328.27</b>	<b>\$1,512.45</b>	<b>\$1,530.86</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$1,647.86)	(\$2,328.27)	(\$737.78)	(\$1,530.86)
<b>= Total Due</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$774.67</b>	<b>\$0.00</b>

**The Spring taxes are due May 12, 2025. Fall taxes will be due November 10, 2025.  
Delinquent payments made after the fall due date will still show due in the year they were  
originally assessed.  
If paid, payment will show in the next tax year.**

## Payments

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2090766	11/12/2024	\$823.93
2023 Pay 2024	2067531	5/10/2024	\$823.93
2022 Pay 2023	2030658	11/13/2023	\$776.80
2022 Pay 2023	2004197	5/10/2023	\$776.80
2022 Pay 2023	1973292	11/23/2022	\$36.89
2022 Pay 2023	1972288	11/10/2022	\$737.78
2021 Pay 2022	1945769	5/10/2022	\$737.78
2020 Pay 2021	1915567	11/10/2021	\$765.43
2020 Pay 2021	1893225	5/10/2021	\$765.43
2019 Pay 2020	1858212	11/10/2020	\$800.42
2019 Pay 2020	1831061	5/11/2020	\$800.42
2018 Pay 2019	1801256	11/12/2019	\$914.09
2018 Pay 2019	1777704	5/10/2019	\$914.09

# TAX INFORMATION



Map



# TAX INFORMATION

These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use. The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
[Last Data Upload: 2/24/2025, 10:14:53 PM](#)

Contact Us

Developed by  
 **SCHNEIDER**  
GEO SPATIAL

# TAX INFORMATION

## DeKalb County, IN

### Summary - Auditor's Office

Parcel ID	15-07-09-100-006
Bill ID	15-07-09-100-006
State ID	17-07-09-100-006.000-026
Reference #	
Property Address	2975 County Road 57 Butler, IN, 46721
Brief Legal Description	Pt NE1/4 NW1/4 (Note: Not to be used on legal documents)
Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM
Tax District	Wilmington 026
Tax Rate Code	15065 - Advertised
Property Type	65 - Agricultural
Mortgage Co	N/A
Last Change Date	
Acreage	32.26

Zoning Code(s): A2

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

### Property Tax Bill

## Print Tax Bill Here

Print tax bill

Detailed billing information is available at: <https://lowtaxinfo.com/dekalbcounty>

Homestead Deduction

Senior Citizen Deduction

Blind or Disabled Deduction

Geothermal/Solar Deduction

Heritage Barn Deduction

### Tax Rate

1.2697

### Owners - Auditor's Office

[Baughman, Jordan Max, Baughman, Mary Jo & Leighty-Fosnaugh, Luann Baughman, Mary Lou \(LL\)](#)  
2975 County Road 57  
Butler, IN 46721

# TAX INFORMATION

## Taxing District - Assessor's Office

**County:** Dekalb  
**Township:** Wilmington Township  
**State District:** 026 WILMINGTON TOWNSHIP  
**Local District:** 015  
**School Corp:** DEKALB COUNTY EASTERN COMMUNITY  
**Neighborhood:** 151006-17026 VARIOUS AGRICULTURAL AREAS 151006-17026

## Site Description - Assessor's Office

**Topography:** Rolling  
**Public Utilities:** Electricity  
**Street or Road:** Unpaved  
**Area Quality:**

## Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$33,170.00	\$33,170.00	\$33,170.00	0%	\$33,170.00
Residential Excess Acreage		0	0	0.530	\$7,276.00	\$7,276.00	\$3,856.28	0%	\$3,860.00
Tillable Cropland	BAB2	0	0	14.320	\$2,280.00	\$1,938.00	\$27,752.16	0%	\$27,750.00
Non-tillable Land	BAB2	0	0	0.340	\$2,280.00	\$1,938.00	\$658.92	(60%)	\$260.00
Non-tillable Land	HW	0	0	0.460	\$2,280.00	\$2,531.00	\$1,164.26	(60%)	\$470.00
Tillable Cropland	PE	0	0	13.700	\$2,280.00	\$2,417.00	\$33,112.90	0%	\$33,110.00
Non-tillable Land	PE	0	0	1.910	\$2,280.00	\$2,417.00	\$4,616.47	(60%)	\$1,850.00

## Residential Dwellings - Assessor's Office

**Description:** Single-Family R 01  
**Story Height:** 1  
**Style:**  
**Finished Area:** 1448  
**# Fireplaces:** 1  
**Heat Type:** Heat Pump  
**Air Cond:** 1448  
**Bedrooms:** 3  
**Living Rooms:** 1  
**Dining Rooms:** 0  
**Family Rooms:** 0  
**Finished Rooms:** 8  
**Full Baths:** 1  
**Full Bath Fixtures:** 3  
**Half Baths:** 1  
**Half Bath Fixtures:** 2  
**Kitchen Sinks:** 1  
**Water Heaters:** 1  
**Add Fixtures:** 0

Floor	Construction	Base	Finish
1	Wood Frame	1448	1448
S		1448	0

Features	Area
Bay	24
Patio, Concrete	144
Porch, Open Frame	64

## Improvements - Assessor's Office

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family R 01	100	C	1977	1985	A	1.01	1448	2.1	0
Geothermal	100	C	2009	2009	A	1.01	0	2.1	0

## Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
4/16/2018	BAUGHMAN, JORDAN MAX, BAUGHMAN, MARY JO ET AL			\$0.00
	BAUGHMAN, JORDAN D. & MARY LOU			\$0.00

## Transfer History (Tax)

SaleDate	Transfer From	Instrument	Book/Page	Doc Nbr
4/16/2018	Baughman, Jordan D & Mary Lou	Warranty		
1/1/1900	Unknown At Conversion			

# TAX INFORMATION

## Homestead Assessments - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
Land	\$87,500.00	\$72,400.00	\$64,000.00	\$57,700.00	\$65,500.00	\$66,900.00
Res Land	\$31,000.00	\$27,500.00	\$25,000.00	\$22,000.00	\$22,000.00	\$22,000.00
Improve	\$162,200.00	\$158,800.00	\$137,900.00	\$131,100.00	\$131,300.00	\$93,700.00
Res Improve	\$162,200.00	\$158,800.00	\$137,900.00	\$131,100.00	\$131,300.00	\$93,700.00

## Valuation - Assessor's Office

Assessment Year	2024	2024 (2)	2023	2023 (2)	2022
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	7/8/2024	3/29/2024	7/6/2023	4/10/2023	3/28/2022
Land	\$100,400	\$100,400	\$87,500	\$87,500	\$72,400
Land Res (1)	\$33,200	\$33,200	\$31,000	\$31,000	\$27,500
Land Non Res (2)	\$67,200	\$63,400	\$56,500	\$52,900	\$41,700
Land Non Res (3)	\$0	\$3,800	\$0	\$3,600	\$3,200
Improvement	\$188,900	\$188,900	\$162,200	\$162,200	\$158,800
Imp Res (1)	\$188,900	\$188,900	\$162,200	\$162,200	\$158,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$289,300</b>	<b>\$289,300</b>	<b>\$249,700</b>	<b>\$249,700</b>	<b>\$231,200</b>
<b>Total Res (1)</b>	<b>\$222,100</b>	<b>\$222,100</b>	<b>\$193,200</b>	<b>\$193,200</b>	<b>\$186,300</b>
<b>Total Non Res (2)</b>	<b>\$67,200</b>	<b>\$63,400</b>	<b>\$56,500</b>	<b>\$52,900</b>	<b>\$41,700</b>
<b>Total Non Res (3)</b>	<b>\$0</b>	<b>\$3,800</b>	<b>\$0</b>	<b>\$3,600</b>	<b>\$3,200</b>

## Exemptions - Auditor's Office

Type	Description	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
Geothermal/Solar	GEO HEAT/COOL	\$7,800.00	\$8,000.00	\$12,800.00	\$12,300.00	\$12,500.00
Homestead	HOMESTEAD EX	\$48,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	SUPPLEMENTAL	\$58,080.00	\$49,455.00	\$41,265.00	\$37,835.00	\$37,905.00

## Tax History - Auditor's Office

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$0.00	\$706.10	\$679.89	\$547.74	\$486.24
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$706.10	\$679.89	\$547.74	\$486.24
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$27.39	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$547.74	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$27.39	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$119.84	\$900.83	\$524.93	\$119.84
		0455-00-0 Big Run62223 - \$119.84	0174-00-0 W. A. Dannells 61295 - \$182.70	0174-00-0 W. A. Dannells 61295 - \$122.80	0455-00-0 Big Run62223 - \$119.84
			0305-00-0 Simon Smurr 61885 - \$598.29	0305-00-0 Simon Smurr 61885 - \$402.13	
			0455-00-0 Big Run62223 - \$119.84		
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Charges</b>	<b>\$0.00</b>	<b>\$1,532.04</b>	<b>\$2,835.74</b>	<b>\$1,647.80</b>	<b>\$1,092.32</b>
- Surplus Transfer	\$0.00	\$120.35	\$0.00	\$0.00	\$0.00
- Credits		(\$1,652.39)	(\$2,835.74)	(\$803.80)	(\$1,092.32)
<b>= Total Due</b>	<b>\$0.00</b>	<b>(\$120.35)</b>	<b>\$0.00</b>	<b>\$844.00</b>	<b>\$0.00</b>

# TAX INFORMATION

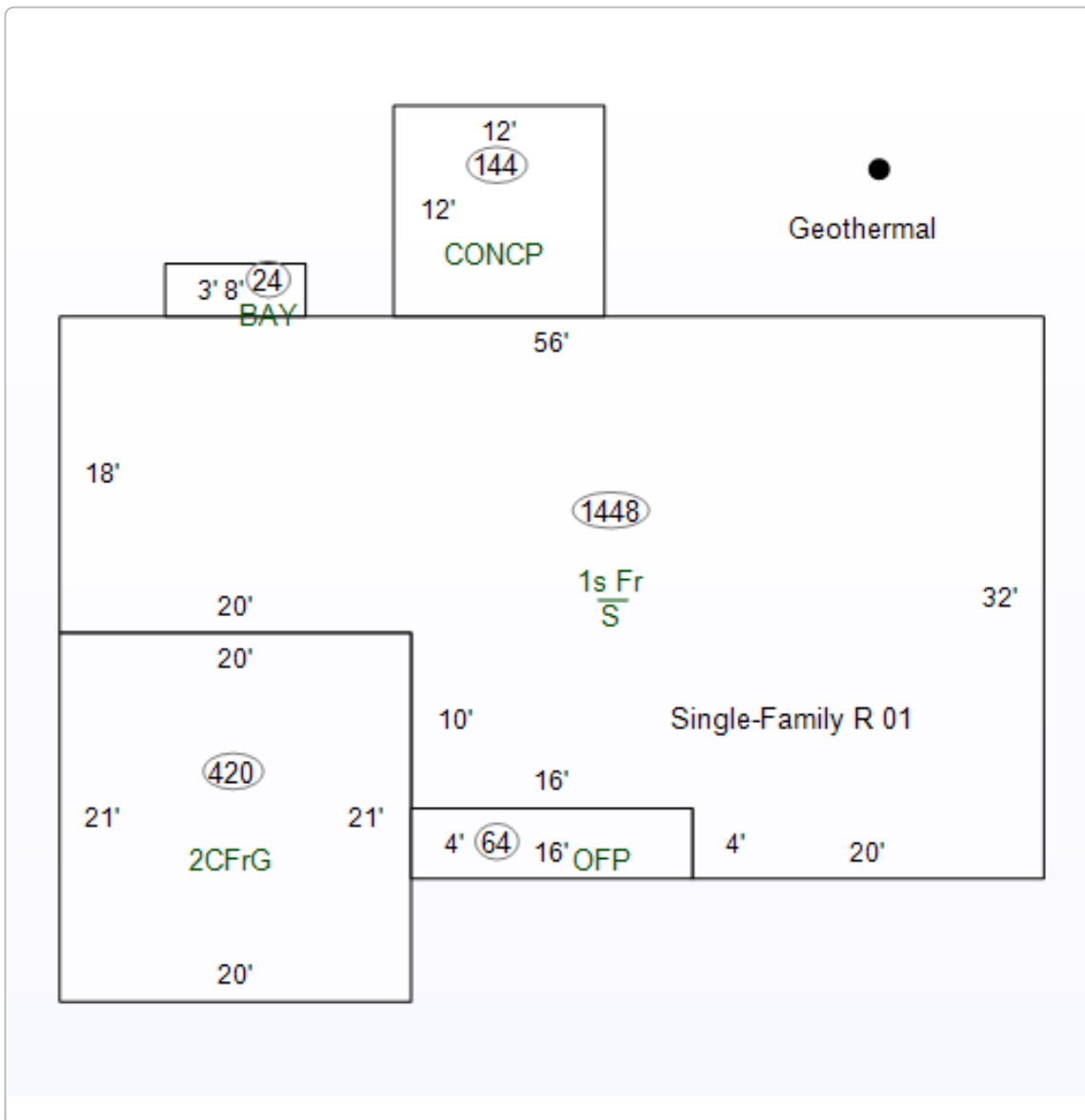
The Spring taxes are due May 12, 2025. Fall taxes will be due November 10, 2025.  
 Delinquent payments made after the fall due date will still show due in the year they were originally assessed.

If paid, payment will show in the next tax year.

## Payments

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2090763	11/12/2024	\$886.37
2023 Pay 2024	2067528	5/10/2024	\$766.02
2022 Pay 2023	2030656	11/13/2023	\$995.87
2022 Pay 2023	2004195	5/10/2023	\$995.87
2022 Pay 2023	1973294	11/23/2022	\$40.20
2022 Pay 2023	1972290	11/10/2022	\$803.80
2021 Pay 2022	1945771	5/10/2022	\$803.80
2020 Pay 2021	1915565	11/10/2021	\$546.16
2020 Pay 2021	1893227	5/10/2021	\$546.16
2019 Pay 2020	1858214	11/10/2020	\$752.24
2019 Pay 2020	1831063	5/11/2020	\$752.24
2018 Pay 2019	1801259	11/12/2019	\$659.44
2018 Pay 2019	1777701	5/10/2019	\$659.44

## Sketches - Assessor's Office





# TAX INFORMATION

## Map



No data available for the following modules: Summary (PP) - Auditor's Office, , Owners (PP) - Auditor's Office, Commercial Buildings, Assessed/Exemptions (PP) - Auditor's Office, Tax History (PP) - Auditor's Office.

These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use. The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 2/24/2025, 10:14:53 PM

Contact Us

Developed by  
 SCHNEIDER  
GEOSPATIAL

# TAX INFORMATION

## DeKalb County, IN

### Summary - Auditor's Office

Parcel ID	15-07-09-100-007
Bill ID	15-07-09-100-007
State ID	17-07-09-100-007.000-026
Reference #	
Property Address	County Road 57 Butler, IN, 46721
Brief Legal Description	N Side SE1/4 NW1/4 (Note: Not to be used on legal documents)
Class	AGRICULTURAL - VACANT LAND
Tax District	Wilmington 026
Tax Rate Code	15065 - Advertised
Property Type	65 - Agricultural
Mortgage Co	N/A
Last Change Date	
Acreage	10

Zoning Code(s): A2

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

### Property Tax Bill

## Print Tax Bill Here

[Print tax bill](#)

Detailed billing information is available at: <https://lowtaxinfo.com/dekalbcounty>

[Homestead Deduction](#)

[Senior Citizen Deduction](#)

[Blind or Disabled Deduction](#)

[Geothermal/Solar Deduction](#)

[Heritage Barn Deduction](#)

### Tax Rate

1.2697

### Owners - Auditor's Office

[Baughman, Jordan Max, Baughman, Mary Jo & Leighty-Fosnaugh, Luann Baughman, Mary Lou \(LL\)](#)  
2975 County Road 57  
Butler, IN 46721

# TAX INFORMATION

## Taxing District - Assessor's Office

**County:** Dekalb  
**Township:** Wilmington Township  
**State District:** 026 WILMINGTON TOWNSHIP  
**Local District:** 015  
**School Corp:** DEKALB COUNTY EASTERN COMMUNITY  
**Neighborhood:** 151006-17026 VARIOUS AGRICULTURAL AREAS 151006-17026

## Site Description - Assessor's Office

**Topography:** Flat  
**Public Utilities:**  
**Street or Road:** Unpaved  
**Area Quality:**

## Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Woodland	BAB2	0	0	2.060	\$2,280.00	\$1,938.00	\$3,992.28	(80%)	\$800.00
Woodland	HW	0	0	2.010	\$2,280.00	\$2,531.00	\$5,087.31	(80%)	\$1,020.00
Road Right of Way	HW	0	0	0.160	\$2,280.00	\$2,531.00	\$404.96	(100%)	\$0.00
Non-tillable Land	HW	0	0	0.310	\$2,280.00	\$2,531.00	\$784.61	(60%)	\$310.00
Non-tillable Land	PE	0	0	0.220	\$2,280.00	\$2,417.00	\$531.74	(60%)	\$210.00
Woodland	PE	0	0	5.240	\$2,280.00	\$2,417.00	\$12,665.08	(80%)	\$2,530.00

## Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
4/16/2018	BAUGHMAN, JORDAN MAX, BAUGHMAN, MARY JO ET AL			\$0.00
	BAUGHMAN, JORDAN D & MARY LOU			\$0.00

## Transfer History (Tax)

SaleDate	Transfer From	Instrument	Book/Page	Doc Nbr
4/16/2018	Baughman, Jordan D & Mary Lou	Warranty		
1/1/1900	Unknown At Conversion			

## Homestead Assessments - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
Land	\$4,100.00	\$3,200.00	\$2,800.00	\$2,900.00	\$3,500.00	\$3,600.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

## Valuation - Assessor's Office

Assessment Year	2024	2023	2022	2021	2021 (2)
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
As Of Date	3/29/2024	4/10/2023	3/28/2022	3/31/2021	1/26/2021
Land	\$4,900	\$4,100	\$3,200	\$2,800	\$2,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$4,900	\$4,100	\$3,200	\$2,800	\$2,700
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
<b>Total</b>	<b>\$4,900</b>	<b>\$4,100</b>	<b>\$3,200</b>	<b>\$2,800</b>	<b>\$2,700</b>
<b>Total Res (1)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Non Res (2)</b>	<b>\$4,900</b>	<b>\$4,100</b>	<b>\$3,200</b>	<b>\$2,800</b>	<b>\$2,700</b>
<b>Total Non Res (3)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

## Tax History - Auditor's Office

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$0.00	\$26.25	\$20.18	\$17.82	\$18.44
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$26.25	\$20.18	\$17.82	\$18.44
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.89	\$0.00

# TAX INFORMATION

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$17.82	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.89	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$45.80	\$278.61	\$164.21	\$56.74
		0177-00-0 Almira Teutsch 61315 - \$5.80 0455-00-0 Big Run62223 - \$40.00	0174-00-0 W. A. Dannells 61295 - \$52.10 0177-00-0 Almira Teutsch 61315 - \$5.98 0177-01-0 Almira Ttschl1 61320 - \$8.79 0305-00-0 Simon Smurr 61885 - \$170.62 0455-00-0 Big Run62223 - \$41.12	0174-00-0 W. A. Dannells 61295 - \$34.40 0177-01-0 Almira Ttschl1 61320 - \$17.16 0305-00-0 Simon Smurr 61885 - \$112.65	0177-01-0 Almira Ttschl1 61320 - \$16.74 0455-00-0 Big Run62223 - \$40.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Charges</b>	<b>\$0.00</b>	<b>\$98.30</b>	<b>\$337.68</b>	<b>\$200.74</b>	<b>\$93.62</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$98.30)	(\$337.68)	(\$97.92)	(\$93.62)
<b>= Total Due</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$102.82</b>	<b>\$0.00</b>

**The Spring taxes are due May 12, 2025. Fall taxes will be due November 10, 2025.  
Delinquent payments made after the fall due date will still show due in the year they were  
originally assessed.  
If paid, payment will show in the next tax year.**

## Payments

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2090765	11/12/2024	\$49.15
2023 Pay 2024	2067529	5/10/2024	\$49.15
2022 Pay 2023	2030655	11/13/2023	\$117.43
2022 Pay 2023	2004198	5/10/2023	\$117.43
2022 Pay 2023	1973293	11/23/2022	\$4.90
2022 Pay 2023	1972289	11/10/2022	\$97.92
2021 Pay 2022	1945770	5/10/2022	\$97.92
2020 Pay 2021	1915564	11/10/2021	\$46.81
2020 Pay 2021	1893226	5/10/2021	\$46.81
2019 Pay 2020	1858213	11/10/2020	\$86.17
2019 Pay 2020	1831062	5/11/2020	\$86.17
2018 Pay 2019	1801258	11/12/2019	\$89.54
2018 Pay 2019	1777702	5/10/2019	\$89.54

# TAX INFORMATION

## Map



**No data available for the following modules:** Summary (PP) - Auditor's Office, , Owners (PP) - Auditor's Office, Residential Dwellings - Assessor's Office, Commercial Buildings, Improvements - Assessor's Office, Assessed/Exemptions (PP) - Auditor's Office, Exemptions - Auditor's Office, Tax History (PP) - Auditor's Office, Sketches - Assessor's Office.

These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use. The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 2/24/2025, 10:14:53 PM

[Contact Us](#)

Developed by  
 **SCHNEIDER**  
GEOSPATIAL

# TAX INFORMATION

## DeKalb County, IN

### Summary - Auditor's Office

Parcel ID	15-07-09-200-010
Bill ID	15-07-09-200-010
State ID	17-07-09-200-010.000-026
Reference #	
Property Address	County Road 59 Butler, IN, 46721
Brief Legal Description	Pt E1/2 NE1/4 <small>(Note: Not to be used on legal documents)</small>
Class	AGRICULTURAL - VACANT LAND
Tax District	Wilmington 026
Tax Rate Code	15065 - Advertised
Property Type	65 - Agricultural
Mortgage Co	N/A
Last Change Date	
Acreage	56.176

Zoning Code(s): A2

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

### Property Tax Bill

## Print Tax Bill Here

Print tax bill

Detailed billing information is available at: <https://lowtaxinfo.com/dekalbcounty>

Homestead Deduction

Senior Citizen Deduction

Blind or Disabled Deduction

Geothermal/Solar Deduction

Heritage Barn Deduction

### Tax Rate

1.2697

### Owners - Auditor's Office

[Baughman, Jordan Max, Baughman, Mary Jo & Leighty-Fosnaugh, Luann Baughman, Mary Lou \(LL\)](#)  
2975 Coounty Road 57  
Butler, IN 46721

# TAX INFORMATION

## Taxing District - Assessor's Office

County: Dekalb  
 Township: Wilmington Township  
 State District: 026 WILMINGTON TOWNSHIP  
 Local District: 015  
 School Corp: DEKALB COUNTY EASTERN COMMUNITY  
 Neighborhood: 151006-17026 VARIOUS AGRICULTURAL AREAS 151006-17026

## Site Description - Assessor's Office

Topography: Flat  
 Public Utilities:  
 Street or Road: Paved  
 Area Quality:

## Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Legal Ditch		0	0	4.180	\$2,280.00	\$2,280.00	\$9,530.40	(100%)	\$0.00
Tillable Cropland	BAB2	0	0	25.686	\$2,280.00	\$1,938.00	\$49,779.47	0%	\$49,780.00
Road Right of Way	BAB2	0	0	0.490	\$2,280.00	\$1,938.00	\$949.62	(100%)	\$0.00
Tillable Cropland	BN	0	0	7.430	\$2,280.00	\$2,326.00	\$17,282.18	0%	\$17,280.00
Tillable Cropland	GNB2	0	0	2.420	\$2,280.00	\$1,756.00	\$4,249.52	0%	\$4,250.00
Tillable Cropland	PE	0	0	15.970	\$2,280.00	\$2,417.00	\$38,599.49	0%	\$38,600.00

## Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
4/16/2018	BAUGHMAN, JORDAN MAX, BAUGHMAN, MARY JO ET AL			\$0.00
	BAUGHMAN, JORDAN D & MARY LOU			\$0.00

## Transfer History (Tax)

SaleDate	Transfer From	Instrument	Book/Page	Doc Nbr
4/16/2018	Baughman, Jordan D & Mary Lou	Warranty		
1/1/1900	Unknown At Conversion			

## Homestead Assessments - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
Land	\$91,600.00	\$72,300.00	\$62,200.00	\$58,800.00	\$71,600.00	\$73,900.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

## Valuation - Assessor's Office

Assessment Year	2024	2023	2022	2021	2021 (2)
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
As Of Date	3/29/2024	4/10/2023	3/28/2022	3/31/2021	1/22/2021
Land	\$109,900	\$91,600	\$72,300	\$62,200	\$61,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$109,900	\$91,600	\$72,300	\$62,200	\$61,700
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	\$109,900	\$91,600	\$72,300	\$62,200	\$61,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$109,900	\$91,600	\$72,300	\$62,200	\$61,700
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

## Tax History - Auditor's Office

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$0.00	\$586.47	\$455.82	\$395.94	\$374.02
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$586.47	\$455.82	\$395.94	\$374.02
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$19.80	\$0.00

# TAX INFORMATION

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$395.94	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$19.80	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$424.92	\$503.05	\$152.54	\$372.46
		0177-00-0 Almira	0177-00-0 Almira	0177-01-0 Almira	0177-01-0 Almira
		Teutsch 61315 -	Teutsch 61315 -	Ttschl1 61320 -	Ttschl1 61320 -
		\$201.28	\$201.28	\$152.54	\$148.82
		0455-00-0 Big	0177-01-0 Almira		0455-00-0 Big
		Run62223 - \$223.64	Ttschl1 61320 - \$78.13		Run62223 - \$223.64
			0455-00-0 Big		
			Run62223 - \$223.64		
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Charges</b>	<b>\$0.00</b>	<b>\$1,597.86</b>	<b>\$1,830.43</b>	<b>\$964.22</b>	<b>\$1,120.50</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$1,597.86)	(\$1,830.43)	(\$470.35)	(\$1,120.50)
<b>= Total Due</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$493.87</b>	<b>\$0.00</b>

**The Spring taxes are due May 12, 2025. Fall taxes will be due November 10, 2025.  
Delinquent payments made after the fall due date will still show due in the year they were  
originally assessed.  
If paid, payment will show in the next tax year.**

## Payments

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2090764	11/12/2024	\$798.93
2023 Pay 2024	2067530	5/10/2024	\$798.93
2022 Pay 2023	2030657	11/13/2023	\$668.28
2022 Pay 2023	2004196	5/10/2023	\$668.28
2022 Pay 2023	1973291	11/23/2022	\$23.52
2022 Pay 2023	1972287	11/10/2022	\$470.35
2021 Pay 2022	1945768	5/10/2022	\$470.35
2020 Pay 2021	1915566	11/10/2021	\$560.25
2020 Pay 2021	1893224	5/10/2021	\$560.25
2019 Pay 2020	1858211	11/10/2020	\$541.89
2019 Pay 2020	1831060	5/11/2020	\$541.89
2018 Pay 2019	1801257	11/12/2019	\$653.67
2018 Pay 2019	1777703	5/10/2019	\$653.67



# TAX INFORMATION

## Map



No data available for the following modules: Summary (PP) - Auditor's Office, Owners (PP) - Auditor's Office, Residential Dwellings - Assessor's Office, Commercial Buildings, Improvements - Assessor's Office, Assessed/Exemptions (PP) - Auditor's Office, Exemptions - Auditor's Office, Tax History (PP) - Auditor's Office, Sketches - Assessor's Office.

These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use. The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 2/24/2025, 10:14:53 PM

[Contact Us](#)

Developed by  
 SCHNEIDER  
GEOSPATIAL



# PRELIMINARY TITLE

# PRELIMINARY TITLE

American Land Title Association

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



## ALTA COMMITMENT FOR TITLE INSURANCE issued by COMMONWEALTH LAND TITLE INSURANCE COMPANY

### NOTICE

**IMPORTANT – READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Commonwealth Land Title Insurance Company, a(n) Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

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

### COMMITMENT CONDITIONS

#### 1. DEFINITIONS

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

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*



# PRELIMINARY TITLE

- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
      - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
      - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
  - a. the Notice;
  - b. the Commitment to Issue Policy;
  - c. the Commitment Conditions;
  - d. Schedule A;
  - e. Schedule B, Part I – Requirements;
  - f. Schedule B, Part II – Exceptions; and
  - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
  - a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
    - i. comply with the Schedule B, Part I – Requirements;
    - ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
    - iii. acquire the Title or create the Mortgage covered by this Commitment.
  - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
  - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
  - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
  - e. The Company is not liable for the content of the Transaction Identification Data, if any.
  - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
  - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
  - a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

# PRELIMINARY TITLE

- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
  - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
  - d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
  - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
  - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT  
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. PRO-FORMA POLICY  
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. CLAIMS PROCEDURES  
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. CLASS ACTION  
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11. ARBITRATION  
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

# PRELIMINARY TITLE

American Land Title Association

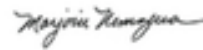
Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

**COMMONWEALTH LAND TITLE INSURANCE  
COMPANY**

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



By: \_\_\_\_\_  
Michael J, Nolan, President



By: \_\_\_\_\_  
Marjorie Nemzura, Secretary

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*



# PRELIMINARY TITLE

American Land Title Association

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

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

Issuing Agent: Assurance Title Company LLC  
Issuing Office: 120 West 8th Street  
Auburn, IN 46706  
Issuing Office's ALTA® Registry ID: 1125584  
Loan ID Number:  
Commitment Number: 25-735  
Issuing Office File Number: 25-735  
Property Address: 2975 County Road 57, Butler, IN 46721  
Revision Number:

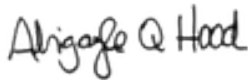
### SCHEDULE A

1. Commitment Date: February 21, 2025 8:00 AM
2. Policy to be issued:
  - (a) 2021 ALTA Owner's Policy  
Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**  
Proposed Amount of Insurance: **\$1.00**  
The estate or interest to be insured: **fee simple**
3. The estate or interest in the Land at the Commitment Date is:  
fee simple
4. The Title is, at the Commitment Date, vested in:  
Jordan Max Baughman, Mary Jo Baughman, Luann Leighty-Fosnaugh, as tenants in common, subject to the life estate of Mary Lou Baughman
5. The land is described as follows:  
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

**ASSURANCE TITLE COMPANY LLC**  
120 West 8th Street, Auburn, IN 46706  
Telephone: (260) 636-2692

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

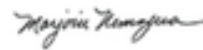
Countersigned by:



Abigayle Q. Hood, License #454162  
Assurance Title Company LLC, License #924500



By: \_\_\_\_\_  
Michael J. Nolan, President



By: \_\_\_\_\_  
Marjorie Nemzura, Secretary

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2021 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.





# PRELIMINARY TITLE

## SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. If Assurance Title Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.
6. Duly authorized and executed Deed from Jordan Max Baughman, Mary Jo Baughman, and Luann Leighty-Fosnaugh, as tenants in common, to Proposed Insured, to be executed and recorded at closing.

Recital, or other acceptable evidence, for transfer of taxation and to establish of record the extinguishment of the life estate interest of Mary Lou Baughman who passed away on December 4, 2024 that was reserved in the Deed recorded on April 16, 2018 as Instrument No. 201801780.

7. NOTE: Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditor's Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure.
8. Vendors, (Sellers), Closing Affidavit to be furnished this office.
9. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

# PRELIMINARY TITLE

## SCHEDULE B, PART II – Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements or claims of easements not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance or other matter affecting the Land that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. NOTE: The Indiana statutes prohibit ownership of certain real property by certain foreign parties. The specific statutory language can be found at Indiana Code § 1-1-16-1, et seq. and IC 32-22-3-1, et seq. (“the Acts”). Any loss or damage resulting from a violation of the Acts is excluded under the terms of the Policy.
8. Taxes for 2023 payable 2024  
Parcel No. 15-07-09-100-006  
Tax Unit of Wilmington  
State ID No. 17-07-09-100-006.000-026  
May 10 \$706.10 PAID  
November 10 \$706.10 PAID  
Assessed Valuation: Land \$87,500 Improvements \$162,200  
Exemptions \$48,000-H/ \$58,080-Supp/ \$7,800-Geo
9. Annual assessment of \$119.84 for maintenance of Big Run Drain 2024, PAID.
10. Taxes for 2023 payable 2024  
Parcel No. 15-07-09-100-007  
Tax Unit of Wilmington  
State ID No. 17-07-09-100-007.000-026  
May 10 \$26.25 PAID  
November 10 \$26.25 PAID  
Assessed Valuation: Land \$4,900 Improvements \$0  
Exemptions \$0

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PRELIMINARY TITLE

American Land Title Association

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

11. Annual assessment of \$40.00 for maintenance of Big Run Drain 2024, PAID.
12. Annual assessment of \$5.80 for maintenance of Almira Teutsch Drain 2024, PAID.
13. Taxes for 2023 payable 2024  
Parcel No. 15-07-09-200-004  
Tax Unit of Wilmington  
State ID No. 17-07-09-200-004.000-026  
May 10 \$601.20 PAID  
November 10 \$601.20 PAID  
Assessed Valuation: Land \$93,900 Improvements \$0  
Exemptions \$0
14. Annual assessment of \$252.60 for maintenance of Big Run Drain 2024, PAID.
15. Annual assessment of \$192.86 for maintenance of Almira Teutsch Drain 2024, PAID.
16. Taxes for 2023 payable 2024  
Parcel No. 15-07-09-200-010  
Tax Unit of Wilmington  
State ID No. 17-07-09-200-010.000-026  
May 10 \$586.47 PAID  
November 10 \$586.47 PAID  
Assessed Valuation: Land \$91,600 Improvements \$0  
Exemptions \$0
17. Annual assessment of \$223.64 for maintenance of Big Run Drain 2024, PAID.
18. Annual assessment of \$201.28 for maintenance of Almira Teutsch Drain 2024, PAID.
19. Taxes for 2024 due and payable 2025, and subsequent taxes.
20. Taxes for 2025 due and payable 2026, and subsequent taxes.
21. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
22. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
23. Right of way for drainage tiles, feeders and laterals, if any.
24. Rights of the public, State of Indiana, County of DeKalb and the municipality in and to that part of the premises taken or used for road purposes.
25. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.
26. Right of Way of the Northern Indiana Railroad Company, recorded December 8, 1854 in Deed Record H page 506

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PRELIMINARY TITLE

and 506A.

27. Easement for ingress/egress as shown in Warranty Deed to Jordan D. Baughman and Mary Lou Baughman, husband and wife, dated August 23, 1973, recorded August 23, 1973 in Deed Record 155 page 360.
28. Easement for Gas Mains in favor of Northern Indiana Fuel and Light, dated August 13, 1996, recorded August 15, 1996, in Record Book 215 page 17.
29. Affidavit of Timber Contract in favor of Pike Lumber Company, Inc., dated August 30, 2022, recorded September 6, 2022, as Instrument No. 202205623.
30. This commitment has been issued without a judgment search being made against the name insured.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PRELIMINARY TITLE

American Land Title Association

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

## EXHIBIT "A"

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

### Tract 1:

The West one-half (1/2) of the Northeast Quarter (1/4) of Section Nine (9), Township Thirty-four (34) North, Range Fourteen (14) East, in DeKalb County State of Indiana, EXCEPTING THEREFROM the right-of-way of the New York Central Railroad Company. Subject to a Right of Way Grant to the State of Indiana as recorded in Record of Deeds, DeKalb County, Indiana, Volume 134, Page 49, ALSO EXCEPTING THEREFROM that portion of said lands lying North of the Right-of-way of the Penn Central Railroad Company.

### ALSO:

The Northeast Quarter of the Northwest Quarter (1/4) of Section Nine (9), Township Thirty-four (34) North, Range Fourteen (14) East, EXCEPTING THEREFROM the right-of-way of the New York Central Railroad Company. Subject to a Right of Way Grant to the State of Indiana as recorded in Record of Deeds, DeKalb County, Indiana, Volume 134, Page 49, ALSO EXCEPTING THEREFROM that portion of said lands lying North of the Right-of-way of the Penn Central Railroad Company.

### ALSO:

Ten (10) acres of land off the North end of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Nine (9), Township Thirty-four (34) North, Range Fourteen (14) East, in DeKalb County, State of Indiana, containing in all after said exceptions, 113 acres, more or less.

ALSO an easement for ingress and egress to above said lands, said easement described as follows:

A twenty (20) foot wide easement for ingress and egress extending from the southerly right-of-way line of U.S. Highway No. 6 (Indiana State Highway Commission F Project 594 (5)) to the northerly right-of-way line of the Penn Central (formerly the New York Central) Railroad; said easement being situated in the west one-half (1/2) of the northeast quarter (1/4) of Section Nine (9), Township 34 North, Range 14 East, Wilmington Civil Township, DeKalb County, Indiana and more particularly described as follows: An easement twenty (20) feet in width, being ten (10) feet (as measured at right angles) either side of the following described centerline: Beginning at an iron pipe on the aforesaid southerly U.S. Highway No. 6 right-of-way line, 28.5 feet south and 604.7 feet East of the northwest corner of the northeast quarter (1/4) of said Section Nine (9); thence South 10° 03' 02" West (bearing based on State Highway bearings), 271.90 feet to an iron pipe on the aforesaid northerly railroad right-of-way line.

### Tract 2:

All that part of the East one-half of the Northeast Quarter of Section Nine (9), Township Thirty-four (34) North, Range Fourteen (14) East, that lies South of the right of way of the New York Central Railroad Company in, Wilmington Township, DeKalb County, Indiana.

EXCEPTING THEREFROM: Beginning at the Southeast corner of the Northeast Quarter of Section Nine (9), Township Thirty-four (34) North, Range Fourteen (14) East DeKalb County, Indiana, and from thence as follows: North on Section line 422.0 feet, thence West parallel with Quarter Section line 258.5 feet, thence South parallel with Section line 422.0 feet to quarter section line, thence East on quarter section line 258.5 feet to the place of beginning. Enclosing an area containing 2.5 acres, subject to right of way of County Road #59.

ALSO EXCEPTING THEREFROM: Beginning at a railroad spike on the east line of the East one-half of the Northeast Quarter of said Section Nine (9) due North (assumed bearing and basis of all bearings to follow in this description) on and along said east line 1181.68 feet from a railroad spike at the southeast corner of the East one-half of the Northeast

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PRELIMINARY TITLE

American Land Title Association

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

Quarter of said Section Nine (9); thence due North on and along the east line of said Section Nine (9), 235.00 feet to a railroad spike; thence due West at right angles to said Section line, 300.00 feet to an iron rod; thence due South parallel to said Section line, 672.21 feet to an iron rod on the northerly bank of the Tuetsch Ditch; thence North 34° 27' 25" East on and along said northerly ditch bank 530.24 feet to the point of beginning, containing 3.124 acres and subject to all legal rights-of-ways and easements, and restrictions of record, containing 57.376 acres more or less.

ALSO EXCEPTING THEREFROM: A subdivision in the East Half of the Northeast Quarter of Section 9, Township 34 North, Range 14 East, DeKalb County, Indiana, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of Section 9, Township 34 North, Range 14 East; thence Northerly along the East line of said Northeast Quarter, a distance of 422.0 feet to the point of beginning; thence Westerly, enclosing an interior angle of 89 degrees 29 minutes 05 seconds and parallel to the South line of said Northeast Quarter, a distance of 258.5 feet; thence Northerly, enclosing an interior angle of 90 degrees 30 minutes 58 seconds and parallel to said East line, a distance of 209.0 feet; thence Easterly, enclosing an interior angle of 89 degrees 29 minutes 05 seconds and parallel to said South line, a distance of 258.5 feet to said East line; thence Southerly, enclosing an interior angle of 90 degrees 30 minutes 55 seconds and along said East line, a distance of 209.0 feet to the point of beginning, containing 1.2 acres of land more or less. Subject to all road rights-of-way and easements of record. Hereafter, the above-described real estate shall be known as: Lot 1 in Baughman Estates, DeKalb County, Indiana.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PHOTOS

# PHOTOS





# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS





# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS





**SCHRADER REAL ESTATE AND AUCTION OF FORT WAYNE, LLC**  
7009 N River Rd, Fort Wayne, IN 46815  
**260-749-0445 • 866-340-0445**  
**[www.SchraderFortWayne.com](http://www.SchraderFortWayne.com) • [www.SchraderAuction.com](http://www.SchraderAuction.com)**

