

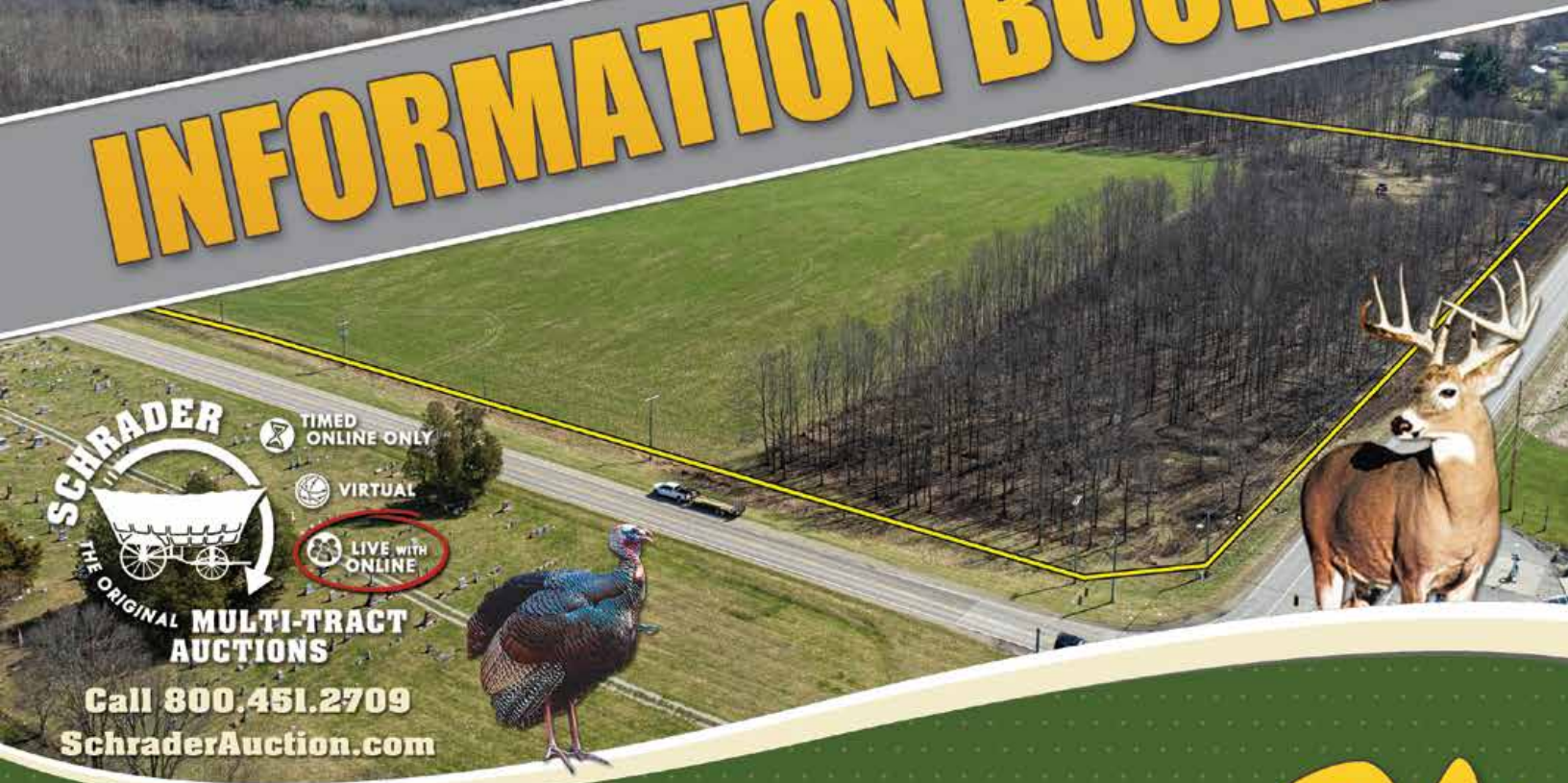


**37<sup>+</sup>**  
**Acres**  
 OFFERED IN 3 TRACTS

*Quality Kosciusko County, IN*  
**LAND AUCTION**

- Beautiful Rural Build Site Close to North Webster
- Tillable Acreage • Quality Soils • Beautiful Views
- Great Habitat

**INFORMATION BOOKLET**



**SCHRADER**  
 THE ORIGINAL MULTI-TRACT AUCTIONS  
 Call 800.451.2709  
 SchraderAuction.com

TIMED ONLINE ONLY  
 VIRTUAL  
 LIVE WITH ONLINE

**THURSDAY, MAY 21<sup>st</sup>**  
**At 6PM**

Held at North Webster Community Center,  
 North Webster, IN 46555

## 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.

## SELELRS: Linden & Elizabeth Boggs

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

Luke Noble Schrader, RB20001312, AU12100009

Joseph Frederick Kessie, RB23001983

Schrader Real Estate and Auction Company, Inc., CO81291723, AC63001504



### SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

### TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total 37± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer, except that Tracts 2 and 3 are "swing tracts" and may only be bid on by a neighbor or in combination with Tract 1. The auction will be offered in individual tracts, combinations of tracts and as a whole.

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

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

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

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

**CLOSING:** The targeted closing date will be approximately 45 days after the auction.

**POSSESSION:** Possession is at closing, subject to the farm lease which shall ter-

minate on July 15th, 2026.

**REAL ESTATE TAXES:** Seller shall be responsible for 2026 taxes due in 2027. Buyer to be responsible for all taxes thereafter.

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

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

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

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

the Seller.

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

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

**STOCK PHOTOGRAPHY:** Some Deer & Turkey are for illustrative purposes only and are not of the auction property.

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**For Information Call Auction Managers:  
Luke Schrader, 260-229-7089 & Joe Kessie, 260-609-4640**



# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, MAY 21, 2026**

**37± ACRES – KOSCIUSKO 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 Thursday, May 14, 2026.  
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**  
**37± Acres • Kosciusko County, Indiana**  
**Thursday, May 21, 2026**

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 Thursday, May 21, 2026 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, Thursday, May 14, 2026**. 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:**

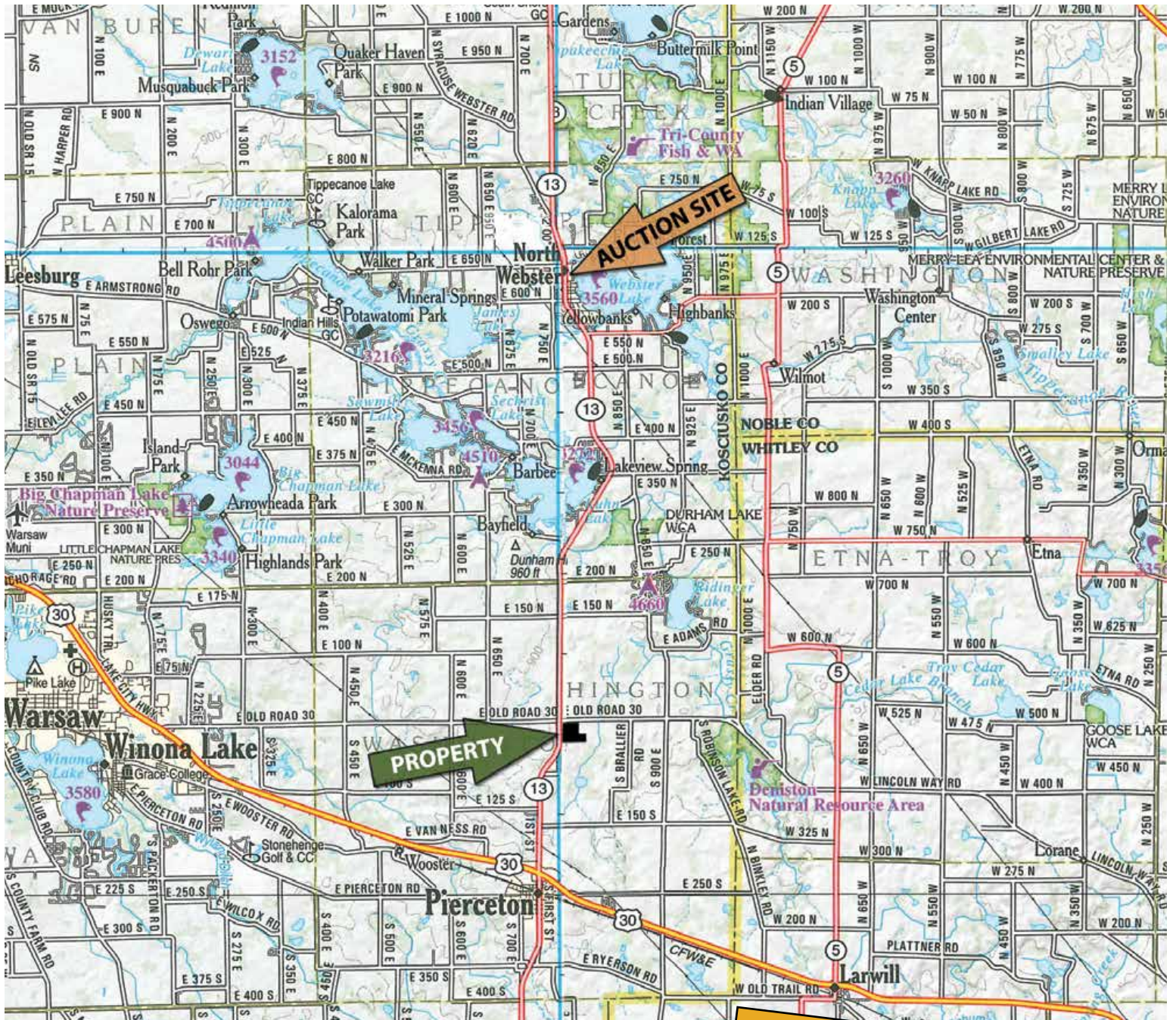
E-mail address of registered bidder: \_\_\_\_\_

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



**PROPERTY ADDRESS:** Near 7713 E Old Rd 30, Pierceton, IN 46562.

**DIRECTIONS TO PROPERTY:**

From the intersection of U.S. Hwy 30 and State Rd 13 in Pierceton, go north on State Rd 13 2.5 miles to Old U.S. 30. Farm is on the southeast corner of State Rd 13 and Old Rd. 30.

**AUCTION LOCATION:** North Webster Community Center, Community Hall Room, 301 North Main Street, North Webster, IN 46555.

**INSPECTION DATES:**  
Thursday, April 30<sup>th</sup> • 3-5 pm  
Tuesday, May 12<sup>th</sup> • 4-6 pm

# TRACT MAP



## **FARM TRACT DESCRIPTIONS:**

**TRACT 1: 22± CROPLAND AND WOODED ACRES** with large amount of road frontage on both Old U.S. 30 and State Rd 13. This tract also offers a beautiful building site along with productive farm acres. Soils are predominantly Riddles fine sandy loam.

*Tracts 2 and 3 may be bid on by adjoining landowners or in combination with Tract 1.*

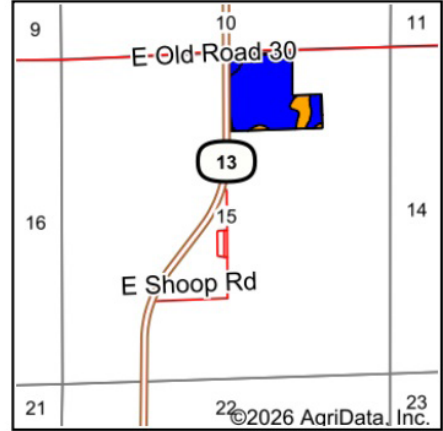
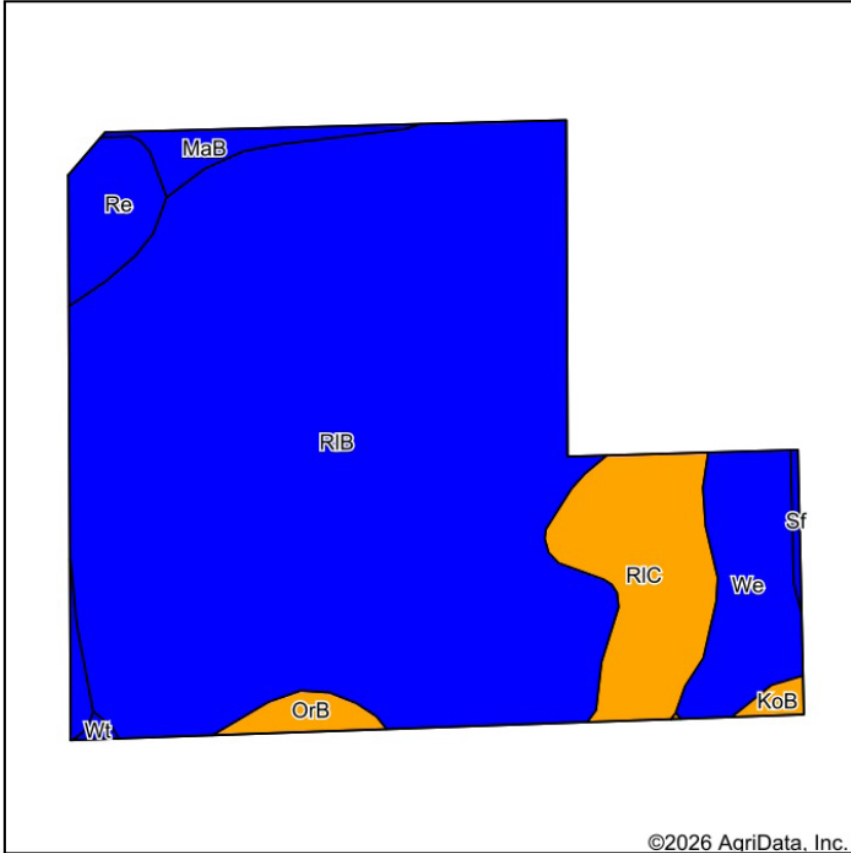
**TRACT 2: "SWING TRACT" - 8± ACRES.** Beautiful, wooded acreage that can either be purchased together with Tract 1 or adjoining landowner. Road frontage on State Rd 13. Wooded, rolling acres offer excellent hunting and recreational opportunities. Soils are a mixture of Riddles fine sandy loam and Washtenaw loam.

**TRACT 3: "SWING TRACT" - 7± ACRES.** Would serve as a great add on for Tract 1 or a neighbor for additional hunting acres and wooded access. The woods have been very well maintained over the years.



# SOIL INFORMATION

# SOIL MAP



State: **Indiana**  
 County: **Kosciusko**  
 Location: **15-32N-7E**  
 Township: **Washington**  
 Acres: **34.73**  
 Date: **3/19/2026**



Soils data provided by USDA and NRCS.

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Maps Provided By

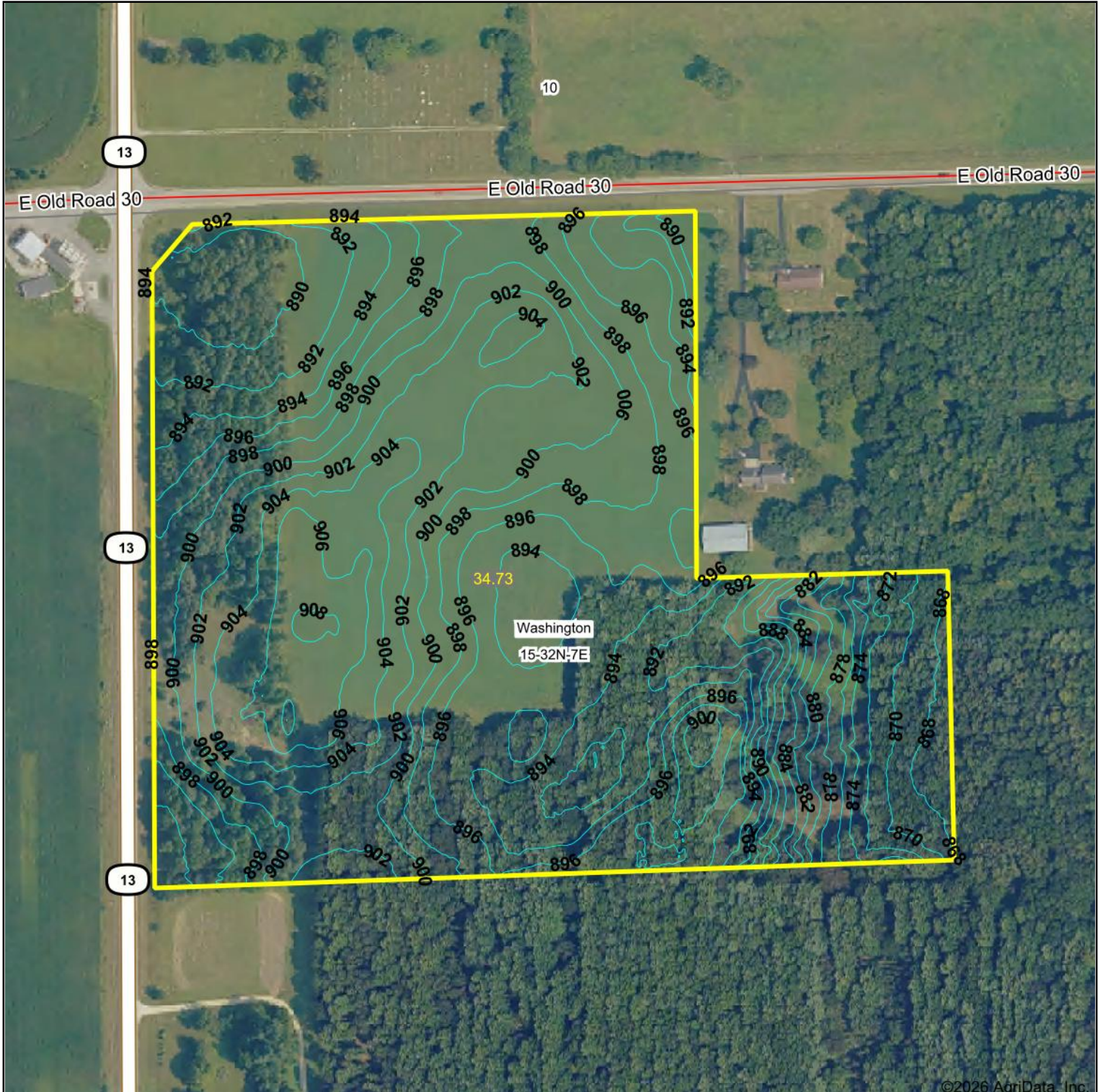
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www.AgriDataInc.com

Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Grass legume pasture Tons	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	26.90	77.3%		Ile	141	1	5	8	8		1	49	58	
RIC	Riddles fine sandy loam, 6 to 12 percent slopes	2.97	8.6%		Ille	130	18	4				9	46	65	
We	Washtenaw loam, gravelly substratum	2.19	6.3%		Ilw	155	21	5				10	46	62	
Re	Rensselaer loam, 0 to 1 percent slopes	1.28	3.7%		Ilw	167		6				11	49	68	
MaB	Martinsville sandy loam, 2 to 6 percent slopes	0.62	1.8%		Ile	135	21	5				9	47	68	
OrB	Ormas loamy sand, 2 to 6 percent slopes	0.44	1.3%		Ille	100	16	3				7	35	50	
KoB	Kosciusko sandy loam, 2 to 6 percent slopes	0.17	0.5%		Ille	95	17	3				6	33	48	
Sf	Sebewa mucky loam	0.10	0.3%		Ilw	131		4			1	9	33	52	
Wt	Whitaker loam	0.06	0.2%		Ilw	154		5				10	50	69	
<b>Weighted Average</b>						<b>2.10</b>	<b>141</b>	<b>4.3</b>	<b>4.9</b>	<b>6.2</b>	<b>6.2</b>	<b>*-</b>	<b>2.9</b>	<b>48.2</b>	<b>59.2</b>

# TOPO CONTOURS MAP



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Source: USGS 1 meter dem

Interval(ft): 2.0

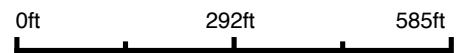
Min: 866.9

Max: 910.1

Range: 43.2

Average: 895.1

Standard Deviation: 8.86 ft



3/19/2026

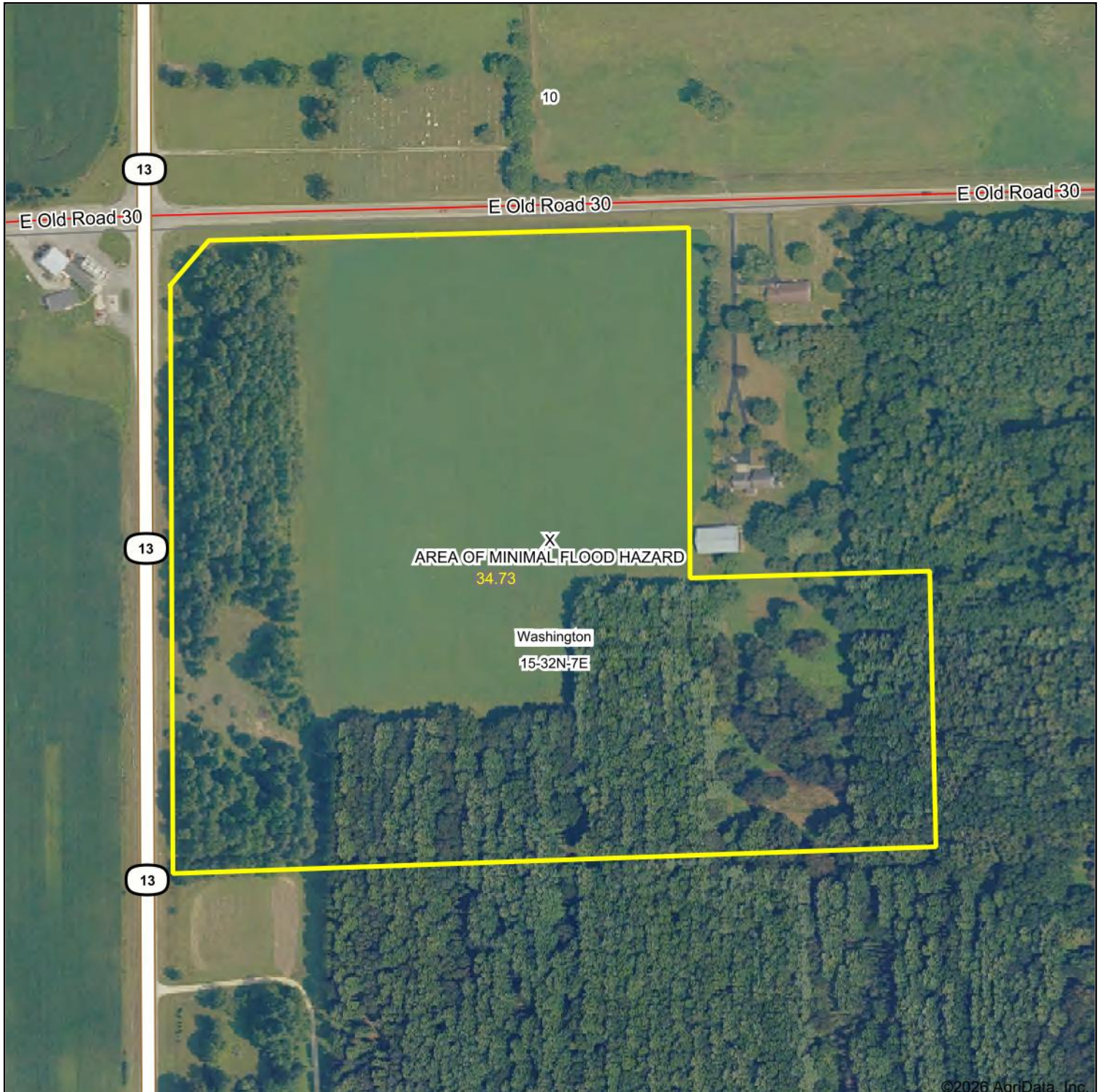
15-32N-7E  
Kosciusko County  
Indiana



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Boundary Center: 41° 14' 3.53, -85° 41' 48.56

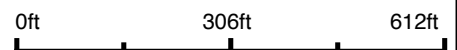
# FLOOD ZONE MAP



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Boundary Center: 41° 14' 3.53, -85° 41' 48.56



15-32N-7E  
Kosciusko County  
Indiana



3/19/2026

Flood related information provided by FEMA



# COUNTY TAX INFORMATION

# COUNTY TAX INFORMATION

4/1/26, 8:57 AM

Beacon - Kosciusko County, IN - Report: 009-057-001

## Kosciusko County, IN

### Pay Taxes Online

[Pay Taxes Online](#)

### 2024 Pay 2025 Tax Statements (Treasurer)

[43-12-15-100-300,000-029 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.  
This statement does not update with payments or corrections.

### Summary (Auditor)

Parcel ID 009-057-001  
 Tax Bill ID 009-703005-00  
 State ID 43-12-15-100-300,000-029  
 Property Address Old Rd 30  
 Pierceton  
 Acres 37.32  
 Brief Legal Description 009-057-001 N Pt Ne 15-32-7 37.32A  
 (Note: Not to be used on legal documents)  
 Tax District Washington  
 Total Tax Rate 1.3403  
 Property Type 65 - Agricultural  
 Mortgage Co N/A  
 Last Change Date

### Owner (Auditor)

Deeded Owner  
[Boggs Linden & Elizabeth Ann TBE](#)  
 980 E Hawthorn Ln  
 Columbia City, IN 46725

### Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
12/19/2025			202512	0765	SPLIT
10/15/2024			202410	0707	SPLIT
10/15/2024	Boggs Linden & Elizabeth Ann				ERROR
9/13/2024			202409	0530	SPLIT
3/4/2024			202403	0080	SPLIT
4/26/1991	Conversion Record				SURVEY

### Notes

03/10/2026 Changed Tax Mailing Address per Linden Boggs in person/auditor.ab

### Exemptions (Auditor)

Type	Description	2025 Pay 2026
Other	2% Deduction	\$2,868.00

### Homestead Assessments (Auditor)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Land	\$47,800.00	\$65,500.00	\$54,500.00	\$43,100.00	\$37,100.00	\$36,700.00
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

### Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	625	Deeds Creek (625)	14.47	Z - Rate	0.31	6.25	6.24
2025 Pay 2026	612	Vancuren (612)	14.47	Z - Rate	6	25	86.82
2025 Pay 2026	594	Shanton (594)	22.85	Z - Rate	1.25	6.25	28.56
2025 Pay 2026	528	Elder (528)	22.85	Z - Rate	0.13	5	5
2024 Pay 2025	625	Deeds Creek (625)	14.39	Z - Rate	0.31	6.25	6.24
2024 Pay 2025	612	Vancuren (612)	14.39	Z - Rate	6	25	86.34
2024 Pay 2025	594	Shanton (594)	27.23	Z - Rate	1.25	6.25	34.04
2024 Pay 2025	528	Elder (528)	27.23	Z - Rate	0.13	5	5

# COUNTY TAX INFORMATION

4/1/26, 8:57 AM

Beacon - Kosciusko County, IN - Report: 009-057-001

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2023 Pay 2024	625	Deeds Creek (625)	12.78	Z - Rate	0.31	6.25	6.24
2023 Pay 2024	612	Vancuren (612)	12.78	Z - Rate	6	25	76.68
2023 Pay 2024	594	Shanton (594)	61.66	Z - Rate	1.25	6.25	77.08
2023 Pay 2024	528	Elder (528)	61.66	Z - Rate	0.13	5	8.02
2022 Pay 2023	625	Deeds Creek (625)	12.78	Z - Rate	0.31	6.25	6.24
2022 Pay 2023	612	Vancuren (612)	12.78	Z - Rate	6	25	76.68
2022 Pay 2023	594	Shanton (594)	61.66	Z - Rate	1.25	6.25	77.08
2022 Pay 2023	528	Elder (528)	61.66	Z - Rate	0.13	5	8.02
2021 Pay 2022	625	Deeds Creek (625)	12.78	Z - Rate	0.31	6.25	6.24
2021 Pay 2022	612	Vancuren (612)	12.78	Z - Rate	6	25	76.68
2021 Pay 2022	594	Shanton (594)	61.66	Z - Rate	1.25	6.25	77.08
2021 Pay 2022	528	Elder (528)	61.66	Z - Rate	0.13	5	8.02
2020 Pay 2021	594	Shanton (594)	74.44	Z - Rate	1.25	6.25	93.04
2020 Pay 2021	528	Elder (528)	74.44	Z - Rate	0.13	5	9.68
2019 Pay 2020	594	Shanton (594)	74.44	Z - Rate	1.25	6.25	93.04
2019 Pay 2020	528	Elder (528)	74.44	Z - Rate	0.13	5	9.68

## Circuit Breaker Allocations for 2026 (Auditor)

Caps	Land	Improvement	Total
1% Homestead	0	0	0
2% Residential	0	0	0
3% Non-Residential	0	0	0
2% Long Term Care	0	0	0
2% Agriculture Non Res	47,800	0	47,800
Total	47,800	0	47,800

## Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$301.11	\$436.06	\$373.14	\$278.19	\$271.61
+ 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	\$301.11	\$436.06	\$373.14	\$278.19	\$271.61
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$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	\$126.62	\$131.62	\$168.02	\$168.02	\$168.02
	Shanton - \$28.56 Elder - \$5.00 Deeds Creek - \$6.24 Vancuren - \$86.82	Deeds Creek - \$6.24 Vancuren - \$86.34 Shanton - \$34.04 Elder - \$5.00	Shanton - \$77.08 Elder - \$8.02 Deeds Creek - \$6.24 Vancuren - \$76.68	Deeds Creek - \$6.24 Vancuren - \$76.68 Shanton - \$77.08 Elder - \$8.02	Deeds Creek - \$6.24 Vancuren - \$76.68 Shanton - \$77.08 Elder - \$8.02
+ 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
LIT Credits	\$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>\$728.84</b>	<b>\$1,003.74</b>	<b>\$914.30</b>	<b>\$724.40</b>	<b>\$711.24</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$1,003.74)	(\$914.30)	(\$724.40)	(\$711.24)
<b>= Total Due</b>	<b>\$728.84</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Total due amount rolls forward to the most current year. 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 when available.

# COUNTY TAX INFORMATION

4/1/26, 8:57 AM

Beacon - Kosciusko County, IN - Report: 009-057-001

## Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026					\$0.00
2024 Pay 2025	3319162	10/22/2025	8961/BoggsElizabeth	10/22/2025	\$501.87
2024 Pay 2025	3260259	4/17/2025	8866/BoggsElizabeth	4/17/2025	\$501.87
2023 Pay 2024	3216324	9/16/2024	31726m/NearNorthTitl	9/16/2024	\$457.15
2023 Pay 2024	3164589	4/26/2024	8633/BoggsElizabeth	4/26/2024	\$457.15
2022 Pay 2023	3117503	10/18/2023	8523/BoggsElizabeth	10/18/2023	\$362.20
2022 Pay 2023	3069850	5/1/2023	8424BoggsElizabeth	5/1/2023	\$362.20
2021 Pay 2022	3022795	10/25/2022	8306ElizabethBoggs	10/25/2022	\$355.62
2021 Pay 2022	2953010	4/12/2022	8199ElizabethBoggs	4/12/2022	\$355.62
2020 Pay 2021	2917811	10/19/2021	8077 Elizabeth Boggs	10/19/2021	\$325.20
2020 Pay 2021	2851481	4/13/2021	7966 E.Boggs	4/13/2021	\$325.20
2019 Pay 2020	2813777	10/13/2020	7852 Elizabeth Boggs	10/13/2020	\$398.80
2019 Pay 2020	2758001	4/23/2020	7734mE.Boggs	4/23/2020	\$398.80

## 2023 Pay 2024 Tax Statements (Treasurer)

[43-12-15-100-300,000-029 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.  
This statement does not update with payments or corrections.

## 2022 Pay 2023 Tax Statements (Treasurer)

[43-12-15-100-300,000-029 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.  
This statement does not update with payments or corrections.

## 2021 Pay 2022 Tax Statements (Treasurer)

[43-12-15-100-300,000-029 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.  
This statement does not update with payments or corrections.

## 2020 Pay 2021 Tax Statements (Treasurer)

[43-12-15-100-300,000-029 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.  
This statement does not update with payments or corrections.

## 2019 Pay 2020 Tax Statements (Treasurer)

[43-12-15-100-300,000-029 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

## 2018 Pay 2019 Tax Statements (Treasurer)

[43-12-15-100-300,000-029 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

## 2017 Pay 2018 Tax Statements (Treasurer)

[43-12-15-100-300,000-029 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

[| User Privacy Policy](#) | [GDPR Privacy Notice](#)  
[Last Data Upload: 4/1/2026, 6:52:39 AM](#)

Contact Us

Developed by  
 SCHNEIDER  
GEO SPATIAL

# **FSA INFORMATION**

# FSA INFORMATION

**INCLUDES LAND NOT BEING SOLD**

INDIANA  
KOSCIUSKO



United States Department of Agriculture  
Farm Service Agency

FARM : 4722

Prepared : 2/24/26 4:21 PM CST

Form: FSA-156EZ

Crop Year : 2026

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : LINDEN BOGGS  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G/WF Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
67.25	2.37	58.77	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	58.77	0.00		0.00	0.00	56.40	0.00	

**Crop Election Choice**

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

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	5.30	0.00	25	
Corn	12.70	0.00	76	0
<b>TOTAL</b>	<b>18.00</b>	<b>0.00</b>		

**NOTES**

--

Tract Number : 16926

Description : K8 A2 NE 1/4 SEC 15 WASHINGTON TWP 123-R  
 FSA Physical Location : INDIANA/KOSCIUSKO  
 ANSI Physical Location : INDIANA/KOSCIUSKO  
 BIA Unit Range Number :  
 CRP Contract Number(s) : None  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : LINDEN BOGGS  
 Other Producers : None  
 Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
67.25	2.37	58.77	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

**INCLUDES LAND NOT BEING SOLD**

INDIANA  
KOSCIUSKO  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 4722**  
Prepared : 2/24/26 4:21 PM CST  
Crop Year : 2026

**Tract 16926 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	58.77	0.00	0.00	0.00	56.40	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.30	0.00	25
Corn	12.70	0.00	76
<b>TOTAL</b>	<b>18.00</b>	<b>0.00</b>	

**NOTES**

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*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) 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) Email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

# FSA INFORMATION

**INCLUDES LAND NOT BEING SOLD**



Kosciusko County, Indiana



## Common Land Unit

□ Cropland    ■ Non-cropland    ■ CRP

Farm **4722**  
Tract **16926**

## Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2026 Crop Year



Tract 1 of 1

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



# FSA INFORMATION

INDIANA  
KOSCIUSKO  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 8359  
Prepared : 2/24/26 4:11 PM CST  
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : ██████████  
CRP Contract Number(s) : None  
Recon ID : 18-085-2011-107  
Transferred From : None  
ARCPLC G/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
16.89	16.89	16.89	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	16.89	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	8.00	0.00	135	0
Soybeans	8.00	0.00	50	0
<b>TOTAL</b>	<b>16.00</b>	<b>0.00</b>		

### NOTES

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Tract Number : 17013

Description : K8-A2 NE 1/4 SEC 15 WASHINGTON TWP 123-R  
FSA Physical Location : INDIANA/KOSCIUSKO  
ANSI Physical Location : INDIANA/KOSCIUSKO  
BIA Unit Range Number :  
CRP Contract Number(s) : None  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : LINDEN BOGGS  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
16.89	16.89	16.89	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

INDIANA  
KOSCIUSKO  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 8359  
Prepared : 2/24/26 4:11 PM CST  
Crop Year : 2026

### Tract 17013 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	16.89	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	8.00	0.00	135
Soybeans	8.00	0.00	50

**TOTAL** **16.00** **0.00**

### NOTES

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

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# FSA INFORMATION

## USDA Farm 8359 Tract 17013

2025 Certification map prepared on: 4/21/2025

Administered by: Kosciusko County, Indiana

OW: BOGGS, LINDEN

16.89 Tract acres

16.89 Cropland acres

0 CRP acres

CRP

CLU

**Kosciusko**

**Wetland Determination Identifiers:**

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-04-18 10:07:59

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

CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
-----	-------	-----	----	----------	------	----	-----

5	16.89	N	2				Y
---	-------	---	---	--	--	--	---

**Crop:**

**Type:**

**IUse:**

**Date:**

**NI or IRR**

**Shares:**



Farm 8359 Tract 17013

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# PRELIMINARY TITLE

# PRELIMINARY TITLE



First American Title™

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

**ALTA COMMITMENT FOR TITLE INSURANCE**  
issued by  
**FIRST AMERICAN 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.

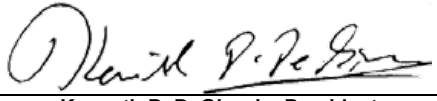
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska 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 six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By:   
Kenneth D. DeGiorgio, President

By:   
Lisa W. Cornehl, Secretary

*This page is only a part of a 2021 ALTA Commitment for Title Insurance[ issued by First American 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



First American Title™

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

## 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.
- 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; and
- 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.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance[ issued by First American 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.*

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Form 50115218 (8-11-22)



# PRELIMINARY TITLE



First American Title™

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

## 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.
- 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.

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# PRELIMINARY TITLE



First American Title™

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

**9. CLAIMS PROCEDURES**

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

**10. CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

**11. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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Form 50115218 (8-11-22)



# PRELIMINARY TITLE



First American Title™

Commitment for Title Insurance  
Indiana - 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: **Center Title Services**  
Issuing Office: **Center Title Services**  
Issuing Office's ALTA® Registry ID:  
Loan ID Number:  
Commitment Number: **28550-C**  
Issuing Office File Number: **28550-C**  
Property Address: **\*\*\*\* Old Rd 30, Pierceton, IN 46562**  
Revision Number:

## SCHEDULE A

1. Commitment Date: **January 16, 2026**
2. Policy to be issued:
  - a. 2021 ALTA® Owners Policy  
Proposed Insured: **Prospective Purchaser**  
Proposed Amount of Insurance: \$  
The estate or interest to be insured:
  - b. 2021 ALTA® Loan Policy  
Proposed Insured:  
Proposed Amount of Insurance: \$  
The estate or interest to be insured:
  - c. 2021 ALTA® Loan Policy  
Proposed Insured:  
Proposed Amount of Insurance: \$  
The estate or interest to be insured:
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 **Linden Boggs and Elizabeth Ann Boggs, husband and wife**
5. The Land is described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 15, Township 32 North, Range 7 East, and running thence South 76 ¼ rods; thence East One hundred 176 rods, more or less, to the Shanton or Kuhn Ditch; thence following said Shanton or Kuhn Ditch, to the North line of the Northwest Quarter of the Northwest Quarter of Section Fourteen (14); thence West 176 rods, more or less, to the place of beginning.

### LESS AND EXCEPTING THEREFROM THE FOLLOWING TRACTS:

1. This original description is part of Linden and Elizabeth Ann Boggs property in Document Record 344, page 241 and Linden and Elizabeth Ann Boggs property in Document Record 257, page 213 in the Records Office of Kosciusko County, Indiana, being a tract of land in the Northeast Quarter of Section 15, Township 32 North, Range 7 East, Washington Township, Kosciusko County, Indiana and is from a survey by Ryan Prince dated November 5, 2025. Job Number 25-0809 with Prince Land Surveying and is more particularly described as follows:

*This page is only a part of a 2021 ALTA Commitment for Title Insurance[ issued by First American 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.*

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# PRELIMINARY TITLE



First American Title™

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

Commencing at the Northwest corner of the Northeast Quarter of said Section 15 and within the right-of-way of Old Road 30; thence North 89°20'59" East (basis of bearings established by INDOT VRS Base, using NAD83 Indiana East coordinate system), along the North line of said Northeast Quarter and within said right-of-way, 1071.80 feet; thence South 00°39'01" East, 50.00 feet to a 5/8" rebar with a Prince cap being on the South right-of-way line of said Old Road 30 and the Point of Beginning; thence North 89°20'59" East, along said right-of-way line, 120.50 feet to the West line of Brandon and Sarah Fear's property recorded in Document Number 2024030081; thence South 01°05'59" West, along said West line, 210.57 feet to a 1/2" rod leaning at the Southwest corner of said Fear property; thence North 89°20'53" East, along the South line of said Fear property, 346.52 feet to a 5/8" rebar with a Prince cap at the Northwest corner of Adam and Elizabeth Augustine's property recorded in Document Number 2024090530; thence South 00°33'39" West, along the West line of said Augustine property and the West line of Paul Stork's property recorded in Document Number 2024120536, 476.43 feet to a 5/8" rebar with a Prince cap; thence South 89°20'59" West, 471.48 feet to a 5/8" rebar with a Prince cap; thence North 01°05'53" East, 687.10 feet to the Point of Beginning, containing 5.71 acres more or less.

2. This original description is part of the property conveyed to Linden and Elizabeth Ann Boggs in Deed Record 344, page 241, being a tract of land in the Northeast Quarter of Section 15, Township 32 North, Range 7 East, Washington Township, Kosciusko County, Indiana, is from a survey by Christopher W. McCrea dated February 13, 2024, Job Number JK-24060 with John Kimpel & Associates and is more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 15 and within the right of way of Old Road 30; thence North 89 degrees 20 minutes 53 seconds East (basis of bearings established by INDOT VRS Base, using NAD83 Indiana East coordinate system), along the North line of said Northeast Quarter and within said right of way, 1401.00 feet; thence South 00 degrees 39 minutes 07 seconds East, 50.00 feet to the South right of way of said Old Road 30 and the Point of Beginning, being 1.6 feet North and 0.7 feet East of a 1/2-inch rod; thence North 89 degrees 20 minutes 53 seconds East, along said South right of way, 413.70 feet to a McCrea cap pin; thence South 01 degree 07 minutes 19 seconds West, 210.55 feet to a McCrea cap pin; thence South 89 degrees 20 minutes 53 seconds West, 413.70 feet to the Southeast corner of Valerie Boggs property described in Document Number 1992080909; thence North 01 degree 07 minutes 19 seconds East, along the East line of said Valerie Boggs property, 210.55 feet (recorded 207.70 feet) to the Point of Beginning, containing 2.00 acres, more or less.

3. A tract of land in the Northeast Quarter of Section 15, Township 32 North, Range 7 East, in Kosciusko County, Indiana, more accurately described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 15; thence East along the North line of said Northeast Quarter and the centerline of Old Road #30 1192.3 feet to a point; thence South 50.00 feet to an iron bar on the South right of way of Old Road #30 for a true point of beginning; thence East along said right of way 208.70 feet to an iron bar; thence South 1 degree 45 minutes West 208.70 feet to an iron bar; thence West 208.70 feet to an iron bar; thence North 1 degree 45 minutes East 208.70 feet to the place of beginning and containing 1.0 acre, more or less.

4. This original description is part of Linden and Elizabeth Ann Boggs property in Document Record 344, page 241 in the Recorders Office of Kosciusko County, Indiana, being a tract of land in the Northeast Quarter of Section 15 and the Northwest Quarter of Section 14, both in Township 32 North, Range 7

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Form 50115218 (8-11-22)





# 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. You must file a Disclosure of Sales Information form prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording. The filing fee is \$5.00 exempt and \$ 15.00 non-exempt.
6. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments.
7. NOTE: By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with closing occurring on or AFTER July 1, 2006. The fee should be designated as a TIEFF (Title Insurance Enforcement Fund Fee) charge.
8. Note: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000.00 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000.00 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500.00.
9. NOTE: Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transactions in which the title insurance company or its authorized agent acts as the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request, but are not mandatory. First American Title Insurance Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter, and \$25 for a lender's letter.
10. NOTE: Effective July 1, 2023, Indiana State Law prohibits ownership of real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy. If a prohibited foreign entity or person is a party to this transaction, the Company must be notified in writing. The Company will not knowingly close or insure a transaction that violates the referenced state law.
11. Warranty Deed from **Linden Boggs and Elizabeth Ann Boggs, husband and wife**, to **Prospective Purchaser**.

# 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. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
3. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien, or right to a lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Real estate taxes assessed for the year 2024 are a lien and are due in two installments payable May 10 and November 10, 2025  
Assessed in the name of: Linden & Elizabeth Ann Boggs  
Property Address: \*\*\*\* Old Rd. 30, Pierceton, IN 46562  
Parcel No.: 009-703005-00  
Key No.: 009-057-001  
State Tax ID No.: 431215100300.000-029  
Taxing Unit and Code: Washington  
Land: 65,500.00  
Improvements: -0-  
Exemptions: -0-  
May installment of \$ 436.06 PAID  
November installment of \$ 436.06 PAID

NOTE: The foregoing tax information is limited to the date of the most current computer input and does not insure accuracy of property tax information.

8. Real estate taxes assessed for the year 2025 due and payable 2026 are a lien in an undetermined amount, but are not yet due and payable.
9. Any reference to acreage in the legal description is for description purposes only and is not an assurance of the quantity of land.

# PRELIMINARY TITLE

10. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
11. Annual upkeep assessment for the [Deeds Creek Ditch](#); May installment in the amount of [\\$3.12](#), [PAID](#), November installment in the amount of [\\$3.12 PAID](#) for 2025.
12. Annual upkeep assessment for the [Vancuren Ditch](#); May installment in the amount of [\\$43.17](#), [PAID](#), November installment in the amount of [\\$43.17 PAID](#) for 2025.
13. Annual upkeep assessment for the [Shanton Ditch](#); May installment in the amount of [\\$17.02](#), [PAID](#), November installment in the amount of [\\$17.02 PAID](#) for 2025.
14. Annual upkeep assessment for the [Elder Ditch](#); May installment in the amount of [\\$2.50](#), [PAID](#), November installment in the amount of [\\$2.50 PAID](#) for 2025.
15. Rights of way for drainage tiles, ditches, feeders and laterals.
16. Rights of tenant(s) now in possession of the land under unrecorded leases or otherwise, including to any crops.
17. Kosciusko County Area Plan Commission Agricultural Disclaimer Acknowledgment Form executed by Linden A. Boggs and Elizabeth A. Boggs, dated July 30, 2021, recorded July 30, 2021, as Document No. 2021071649, in the Office of the Recorder of Kosciusko County, Indiana.





# PHOTOS

# PHOTOS



# PHOTOS



# PHOTOS



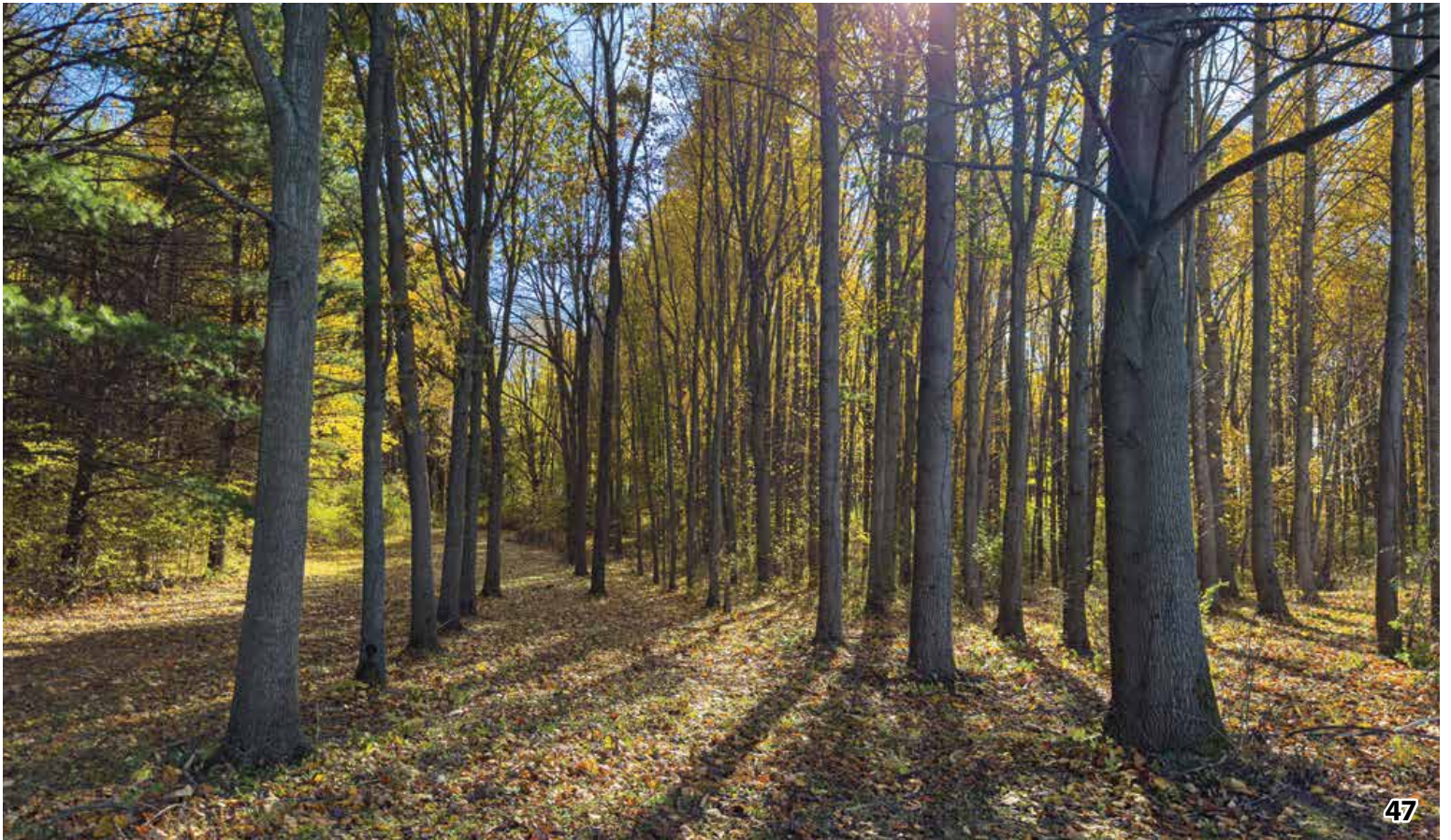
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