

Eastern DeKalb County Land **AUCTION**

- Farming Rights in 2026!
- Road Frontage Along State Road 1
- Potential Building Sites

23.14±
ACRES
Offered in 2 Tracts

TILLABLE LAND

Tuesday, June 2

6:00pm EST



800.451.2709

SchraderAuction.com

held at Spencerville Community Club
5629 CR 68, Spencerville, IN, 46788

INFORMATION BOOKLET

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.

AUCTION MANAGER

DANIEL DAYS • 260.233.1401



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

800.451.2709 | 260.244.7606

www.schraderauction.com

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BOOKLET INDEX



Real Estate Auction Registration Forms

Location Map

Tract Map

Tract Descriptions & Auction Terms

Soils Map & Productivity Information

FSA Information

Topography Map

County Parcel Report

Exhibit A

Preliminary Title

Property Photos



BIDDER PRE-REGISTRATION FORM

TUESDAY, JUNE 2, 2026

23.14± 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 or fax to 260-244-4431, no later than Tuesday, May 26, 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
23.14± Acres • DeKalb County, Indiana
Tuesday, June 2, 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 Tuesday, June 2, 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) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, May 26, 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.

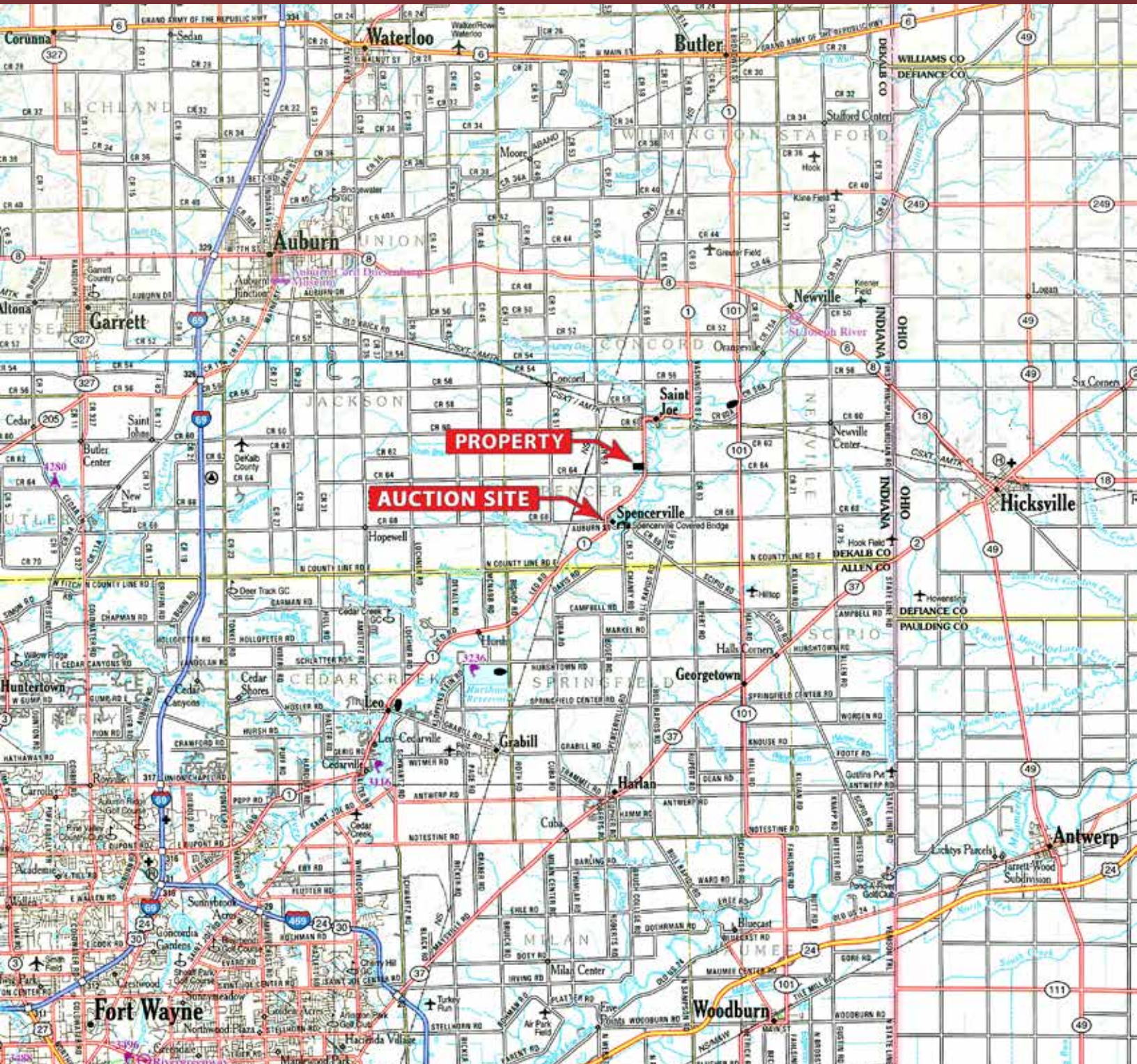
LOCATION MAP

23.14±
ACRES
Offered in 2 Tracts

TILLABLE LAND

Tuesday, June 2
6:00pm EST

LOCATION MAP



DIRECTIONS TO PROPERTY: Take State Road 1 south out of St. Joe. Travel south for 1 mile, the property is on the west side of the road just before arriving at CR 64.

AUCTION LOCATION: held at Spencerville Community Club, 5629 CR 68, Spencerville, IN, 46788



ONLINE BIDDING AVAILABLE: You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company at 800.451.2709.

TRACT MAP

23.14±
ACRES
Offered in 2 Tracts

TILLABLE LAND

Tuesday, June 2
6:00pm EST

TRACT MAP

*INSPECTION
DATES*

Thursday, May 14 • 4:00 - 5:00 pm
Tuesday, May 19 • 4:00 - 5:00 pm



TRACT DESCRIPTIONS

23.14±
ACRES
Offered in 2 Tracts

TILLABLE LAND

Tuesday, June 2
6:00pm EST



Eastern DeKalb County Land AUCTION

**23.14±
ACRES**
Offered in 2 Tracts
TILLABLE LAND

Farming Rights in 2026!!! This farm offers 23.14± acres in 2 tracts making great farmland or potential build sites. Property is nearly 100% tillable with a small growth of trees in the center of the field. Soils are primarily Glynwood loam and Rawsom sandy loam. This farm does not currently have a farmer for 2026 and the seller is giving farming access to the buyer the day after the sale. Land has great frontage along State Road 1 and is located just outside St. Joe. Don't miss this opportunity to obtain an incredible piece of land in DeKalb County!

TRACT 1 - 12.14± acres of 100% tillable farmland with soils ranging in Glynwood loam and Rawsom sandy loam. Tract has a flat topography with access off of State Road 1. Would make a great build site pending approval of DeKalb County Planning. Farming rights in 2026.

TRACT 2 - 11± acres of tillable farmland with primarily Glynwood loam and Rawsom sandy loam soils. Tract has a flat topography and a small bunch of trees in the center of the field. Land has great access off State Road 1. Would make a great build site pending approval of DeKalb County Planning. Farming rights in 2026.

Tuesday, June 2 • 6:00pm EST

held at Spencerville Community Club
5629 CR 68, Spencerville, IN, 46788
Online Bidding Available

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 2 individual tracts and as a total 23.14± acres. There will be open bidding on each individual tract, as well as the whole.

DOWN PAYMENT: 10% down payment on the day 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, 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 representation of the Sellers' acceptance or rejection.

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

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction, or as soon thereafter as applicable closing documents are completed by seller.

POSSESSION: Possession will be delivered at closing. However, immediate access is available prior to

closing for spring farming activities (including planting the 2026 crop), subject to Buyer's execution of a Pre-Closing Access Addendum.

FARMING RIGHTS: Buyer will have 2026 farming rights.

REAL ESTATE TAXES: Property taxes will be prorated to the day of closing.

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 Sellers option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

BUILDING SITES: For purpose of building sites, it is the buyer's responsibility to check with the DeKalb County Planning Commission and Health Departments.

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.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for

conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

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

OWNER: Liat Greenler



AUCTION MANAGER:

Daniel Days • 260.233.1401

800.451.2709 • SchraderAuction.com

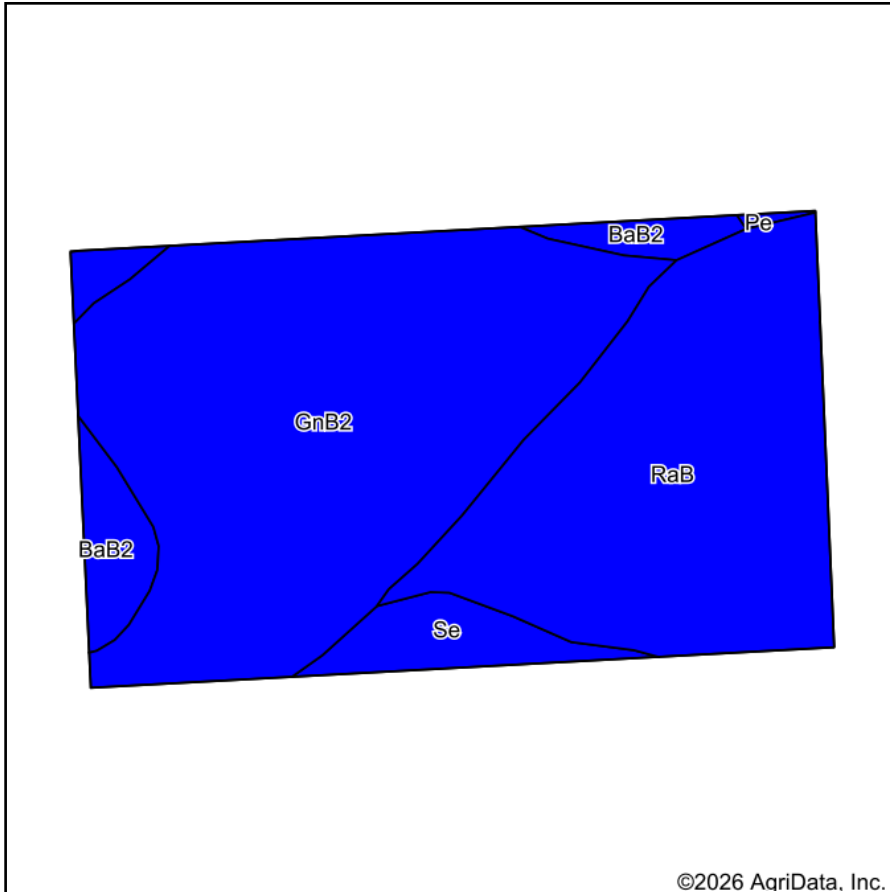
SOILS MAP

23.14±
ACRES
Offered in 2 Tracts

TILLABLE LAND

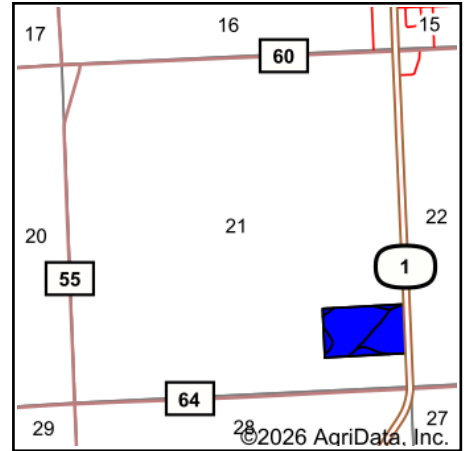
Tuesday, June 2
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SOILS MAP



©2026 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **DeKalb**
 Location: **21-33N-14E**
 Township: **Spencer**
 Acres: **23.37**
 Date: **4/13/2026**



Area Symbol: IN033, Soil Area Version: 30														
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
GnB2	Glynwood loam, 2 to 6 percent slopes, eroded	12.37	53.0%		Ile	5	128	18	4	8	78		41	56
RaB	Rawson sandy loam, 2 to 6 percent slopes	8.47	36.2%		Ile		126	18	5			8	44	57
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	1.47	6.3%		Ile		137	17	5			9	50	54
Se	Sebewa loam, disintegration moraine, 0 to 1 percent slopes	1.06	4.5%		Ilw		133		4			9	37	65
Weighted Average					2.00	2.6	128.1	17.1	4.4	4.2	41.3	3.9	42.5	56.6

FSA INFORMATION

23.14±
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TILLABLE LAND

Tuesday, June 2
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FSA INFORMATION

INDIANA
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7884
Prepared : 4/7/26 2:05 PM CST
Crop Year : 2026

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ARNETT FAMILY FARMS INCORPORATED
CRP Contract Number(s) : None
Recon ID : 18-033-2021-92
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
25.10	22.11	22.11	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	22.11	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	12.01	0.00	114	0
Soybeans	9.55	0.00	39	0
TOTAL	21.56	0.00		

NOTES

Tract Number : 35020
Description : SPENCER SEC 21 NW CORNER CR59 & CR64
FSA Physical Location : INDIANA/DEKALB
ANSI Physical Location : INDIANA/DEKALB
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LIAT M GREENLER
Other Producers : None
Recon ID : 18-033-2021-91

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
22.99	21.72	21.72	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7884
Prepared : 4/7/26 2:05 PM CST
Crop Year : 2026

Tract 35020 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	21.72	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	11.80	0.00	114
Soybeans	9.38	0.00	39
TOTAL	21.18	0.00	

NOTES

Tract Number : 35022
Description : SPENCER SEC 21 NW CORNER CR59 & CR64
FSA Physical Location : INDIANA/DEKALB
ANSI Physical Location : INDIANA/DEKALB
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LIAT M GREENLER
Other Producers : None
Recon ID : 18-033-2021-91

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
2.11	0.39	0.39	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	0.39	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	0.21	0.00	114
Soybeans	0.17	0.00	39
TOTAL	0.38	0.00	

NOTES

FSA INFORMATION

USDA Farm 7884 Tract 35020

Administered by: DeKalb County, Indiana

Map prepared on: 4/10/2024
 22.99 Tract acres
 21.72 Cropland acres
 0 CRP acres

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

□ CRP
 □ CLU



Source: Primarily USDA NAIP 2022 Imagery; IDHS or Dynamap roads; FSA data 2024-04-10 09:54:23



CLU	Acres	HEL Contract	Prac Yr
2	21.72	N	



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

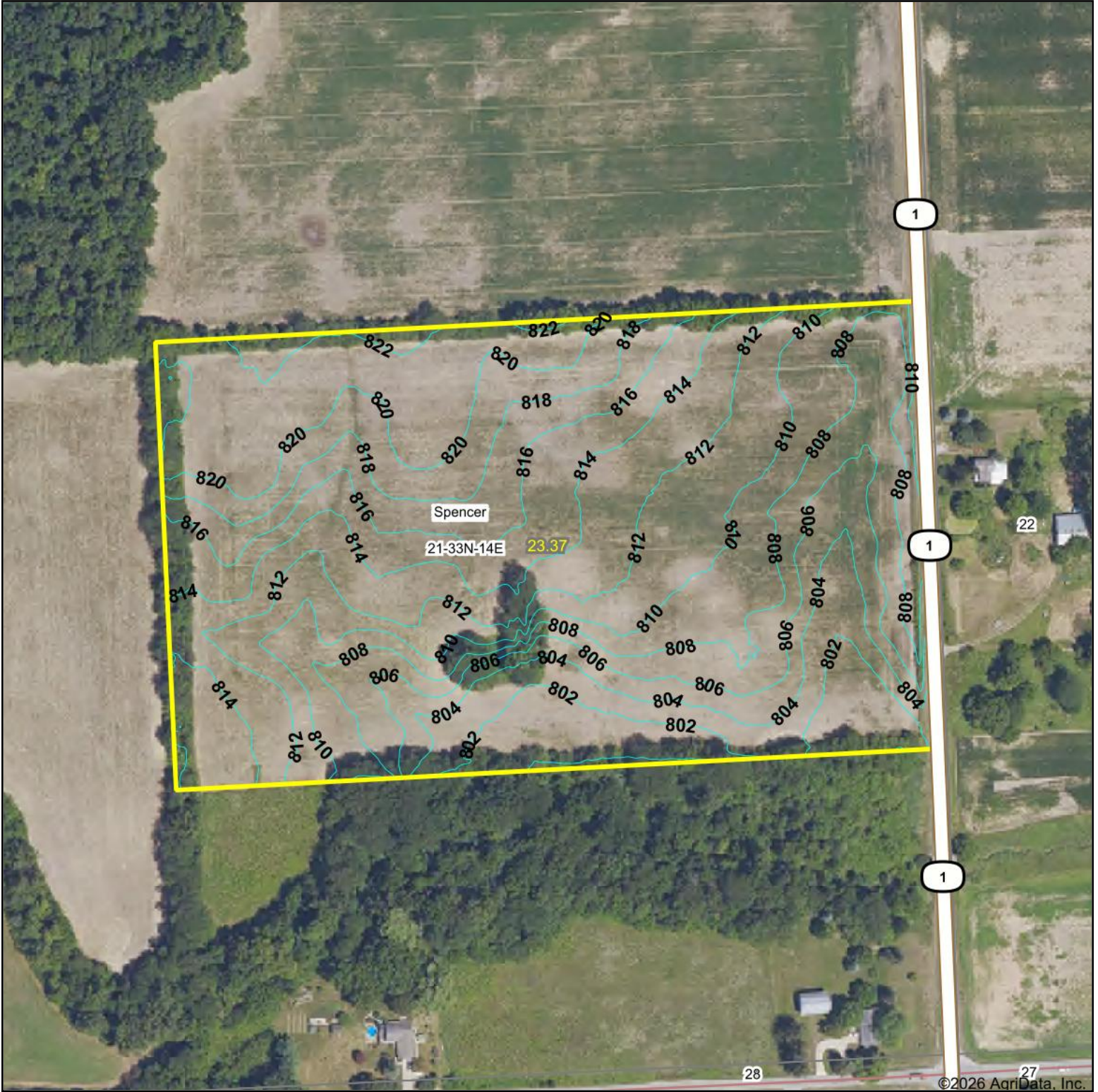
TOPOGRAPHY MAP

23.14±
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TILLABLE LAND

Tuesday, June 2
6:00pm EST

TOPOGRAPHY MAP



©2026 AgriData, Inc.



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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 799.4

Max: 823.7

Range: 24.3

Average: 811.7

Standard Deviation: 5.94 ft

0ft 268ft 537ft



4/13/2026

21-33N-14E
DeKalb County
Indiana

Boundary Center: 41° 18' 1.4, -84° 54' 30.18

COUNTY PARCEL REPORT

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COUNTY PARCEL REPORT

DeKalb County, IN

Summary - Auditor's Office

Parcel ID 11-11-21-400-012
Bill ID 11-11-21-400-012
State ID 17-11-21-400-012.000-021
Reference #
Property Address 5983 County Road 64
Spencerville, IN, 46788
Brief Legal Description Pt Se1/4 Se1/4
(Note: Not to be used on legal documents)
Class AGRICULTURAL - VACANT LAND
Tax District Spencer 021
Tax Rate Code 11065 - Advertised
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date
Acreage 23.14

Zoning Code(s): ETJ

Tax Rate

1.1905

Owners - Auditor's Office

[Greenler, Liat M.](#)
20633 Switzer Rd
Defiance, OH 43512

Taxing District - Assessor's Office

County: Dekalb
Township: Spencer Township
State District 021 SPENCER TOWNSHIP
Local District: 011
School Corp: DEKALB COUNTY EASTERN COMMUNITY
Neighborhood: 111004-17021 VARIOUS AGRICULTURAL AREAS 111004-17021

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
Tillable Cropland	BAB2	0	0	1.5300	\$2,120.00	\$1,802.00	\$2,757.06	0%	\$2,760.00
Tillable Cropland	GNB2	0	0	12.2500	\$2,120.00	\$1,632.00	\$19,992.00	0%	\$19,990.00
Woodland	GNB2	0	0	0.0700	\$2,120.00	\$1,632.00	\$114.24	(80%)	\$20.00
Tillable Cropland	PE	0	0	0.0500	\$2,120.00	\$2,247.00	\$112.35	0%	\$110.00
Tillable Cropland	RAB	0	0	7.7500	\$2,120.00	\$1,993.00	\$15,445.75	0%	\$15,450.00
Road Right of Way	RAB	0	0	0.5300	\$2,120.00	\$1,993.00	\$1,056.29	(100%)	\$0.00
Non-tillable Land	RAB	0	0	0.1600	\$2,120.00	\$1,993.00	\$318.88	(60%)	\$130.00
Legal Ditch	SE	0	0	0.0800	\$2,120.00	\$2,162.00	\$172.96	(100%)	\$0.00
Woodland	SE	0	0	0.1400	\$2,120.00	\$2,162.00	\$302.68	(80%)	\$60.00
Non-tillable Land	SE	0	0	0.0900	\$2,120.00	\$2,162.00	\$194.58	(60%)	\$80.00
Tillable Cropland	SE	0	0	0.4900	\$2,120.00	\$2,162.00	\$1,059.38	0%	\$1,060.00

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

Date	New Owner	Doc ID	Book/Page	Sale Price
11/19/2020	GREENLER, LIAT M.			\$0.00
8/1/2012	OSMUN, ALLEN R			\$0.00

Transfer History (Tax)

SaleDate	Transfer From	Instrument	Book/Page	Doc Nbr
11/19/2020	Osmun, Allen R	Quit Claim Deed		
11/15/2018				

COUNTY PARCEL REPORT

Homestead Assessments - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$44,700.00	\$42,700.00	\$35,500.00	\$28,100.00	\$24,100.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/12/2025	3/29/2024	4/10/2023	3/28/2022	3/31/2021
Land	\$44,700	\$42,700	\$35,500	\$28,100	\$24,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$44,700	\$42,700	\$35,500	\$28,100	\$24,100
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$44,700	\$42,700	\$35,500	\$28,100	\$24,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$44,700	\$42,700	\$35,500	\$28,100	\$24,100
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Exemptions - Auditor's Office

Type	Description	2025 Pay 2026
Other	2% Deduction	\$2,682.00

Tax History - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$250.11	\$254.52	\$213.85	\$168.12	\$154.19
+ Spring Penalty	\$0.00	\$12.73	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$250.11	\$254.52	\$213.85	\$168.12	\$154.19
+ Fall Penalty	\$0.00	\$0.64	\$0.00	\$8.41	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$12.73	\$0.00	\$168.12	\$0.00	\$0.00
+ Delq NTS Pen	\$1.27	\$0.00	\$16.81	\$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	\$122.10	\$0.00	\$124.96	\$0.00	\$0.00
	0155-00-0 E. L. Dilley 61205 - \$122.10		0155-00-0 E. L. Dilley 61205 - \$124.96		
+ 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
= Charges	\$636.32	\$522.41	\$737.59	\$344.65	\$308.38
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$14.00)	(\$509.04)	(\$737.59)	(\$168.12)	(\$308.38)
= Total Due	\$622.32	\$13.37	\$0.00	\$176.53	\$0.00

COUNTY PARCEL REPORT

Payments

Year	Receipt #	Transaction Date	Amount
2025 Pay 2026	2153923	12/23/2025	\$14.00
2024 Pay 2025	2129469	5/12/2025	\$509.04
2023 Pay 2024	2091793	11/12/2024	\$276.33
2023 Pay 2024	2045303	4/29/2024	\$461.26
2022 Pay 2023	2007761	5/10/2023	\$168.12
2021 Pay 2022	1923923	4/20/2022	\$308.38
2020 Pay 2021	1876328	4/28/2021	\$437.74

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, Tax History (PP) - Auditor's Office, Sketches - Assessor's Office.

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Developed by
 **SCHNEIDER**
GEOSPATIAL

EXHIBIT A

23.14±
ACRES
Offered in 2 Tracts

TILLABLE LAND

Tuesday, June 2
6:00pm EST

EXHIBIT A

EXHIBIT "A"

Property Address: 5983 CR 64, Spencerville, IN 46788
File No.: 26-8974

The Southeast Quarter of the Southeast Quarter of Section Twenty-One (21), Township Thirty-Three (33) North, Range Fourteen (14) East in said DeKalb County, Indiana.

EXCEPTING:

Part of the Southeast Quarter of Section 21, Township 33 North, Range 14 East, located in Spencer Township, and being described as follows:

Commencing at the Railroad spike marking the Southeast corner of the Southeast quarter of Section 21, Township 33 North, Range 14 East; thence North 01 degree 05 minutes 16 seconds West (grid bearing) on and along the East line of said Section 21, 270.73 feet to the point of beginning of this description; thence South 88 degrees 28 minutes 14 seconds west, parallel with the South line of said Southeast Quarter, 377.47 feet to a No. 5 Rebar with plastic cap stamped LS9700007; thence South 01 degree 05 minutes 26 seconds East, parallel with said East line 270.73 feet to a Mag Nail on said South line; thence South 88 degrees 28 minutes 14 seconds West, 525.56 feet to a Mag Nail marking the Southeast corner of Keller's First, as per plat thereof recorded in Plat Book 6, Page 19, Public records of DeKalb County, Indiana; (the following 3 courses being on and along the East, North, and West boundaries of Keller's First); 1) thence North 01 degree 37 minutes 54 seconds West, 220.78 feet to a No. 4 Rebar; 2) thence South 88 degrees 14 minutes 14 seconds West, 198.24 feet to, a No. 4 Rebar; 3) thence South 01 degree 26 minutes 39 seconds East, 219.97 feet to a Mag Nail on said South line; thence South 88 degrees 28 minutes 14 seconds West, 214.47 feet to a Mag Nail marking the Southwest corner of the East half of said Southeast Quarter; thence North 00 degrees 58 minutes 57 seconds West, on and along the West line of said East half, 555.96 feet to a No. 5 Rebar with plastic cap stamped LS9700007; thence North 88 degrees 16 minutes 03 seconds East on and along a fence line and its Westerly extension 1315.46 feet to a point on said East line; thence South 01 degree 05 minutes 26 seconds East, 289.88 feet to the point of beginning, containing 13.51 acres plus or minus.

ALSO EXCEPTING:

Part of the Southeast Quarter of Section 21, Township 33 North, Range 14 East, located in Spencer Township, and being described as follows:

Beginning at the railroad spike marking the southeast corner of the Southeast Quarter of Section 21, Township 33 North, Range 14 East; thence North 01 degree 05 minutes 26 seconds West (Grid bearing) on and along the east line of said Section 21, 270.73 feet; thence South 88 degrees 26 minutes 14 seconds West, parallel with the south line of said Southeast Quarter, 377.47 feet to a No. 5 rebar with plastic cap stamped LS9700007; thence South 01 degree, 05 minutes 26 seconds East, parallel with said east line, 270.73 feet to a mag nail on said south line; thence North 86 degrees 28 minutes 14 seconds East, 377.47 feet to the Point of Beginning, containing 2.35 acres plus or minus.

AND, ALSO EXCEPTING:

Lot Numbered One (1) in Keller's First, a subdivision to DeKalb County, Indiana, according to the Plat thereof recorded in Plat recorded in Plat Record 6 at Page 19 in the Office of the Recorder of DeKalb County, Indiana.

The Property address and/or tax parcel identification number(s) listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

PRELIMINARY TITLE

23.14±
ACRES
Offered in 2 Tracts

TILLABLE LAND

Tuesday, June 2
6:00pm EST

PRELIMINARY TITLE

SCHEDULE A

MERIDIAN TITLE CORPORATION

Auburn Office
120 W. 8th St.
Auburn, IN 46706
260.636.2692
260.490.1130 FAX

File No.: 26-8974

Effective Date: March 27, 2026 at 8:00 AM

Customer Reference No.:

Property Address Reference: 5983 CR 64, Spencerville, IN 46788

1. Policy or Policies to be issued:

(a) ALTA Owner's Policy 06/17/06

Amount: **TBD**

Proposed Insured: **A natural person or legal entity to be determined**

(b) ALTA Loan Policy 06/17/06

Amount:

Proposed Insured:

2. The estate or interest in the land described or referred to in this Preliminary Title Report is Fee Simple.

3. Title to said estate or interest in said land is at the effective date hereof vested in:

Liat M. Greenler

4. The land referred to in this Preliminary Title Report is located in the County of DeKalb, State of Indiana described as follows:

SEE ATTACHED EXHIBIT "A"

PRELIMINARY TITLE

File No.: 26-8974

SCHEDULE A

EXHIBIT A

The Southeast Quarter of the Southeast Quarter of Section Twenty-One (21), Township Thirty-Three (33) North, Range Fourteen (14) East in said DeKalb County, Indiana.

EXCEPTING:

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Commencing at the Railroad spike marking the Southeast corner of the Southeast quarter of Section 21, Township 33 North, Range 14 East; thence North 01 degree 05 minutes 16 seconds West (grid bearing) on and along the East line of said Section 21, 270.73 feet to the point of beginning of this description; thence South 88 degrees 28 minutes 14 seconds west, parallel with the South line of said Southeast Quarter, 377.47 feet to a No. 5 Rebar with plastic cap stamped LS9700007; thence South 01 degree 05 minutes 26 seconds East, parallel with said East line 270.73 feet to a Mag Nail on said South line; thence South 88 degrees 28 minutes 14 seconds West, 525.56 feet to a Mag Nail marking the Southeast corner of Keller's First, as per plat thereof recorded in Plat Book 6, Page 19, Public records of DeKalb County, Indiana; (the following 3 courses being on and along the East, North, and West boundaries of Keller's First); 1) thence North 01 degree 37 minutes 54 seconds West, 220.78 feet to a No. 4 Rebar; 2) thence South 88 degrees 14 minutes 14 seconds West, 198.24 feet to, a No. 4 Rebar; 3) thence South 01 degree 26 minutes 39 seconds East, 219.97 feet to a Mag Nail on said South line; thence South 88 degrees 28 minutes 14 seconds West, 214.47 feet to a Mag Nail marking the Southwest corner of the East half of said Southeast Quarter; thence North 00 degrees 58 minutes 57 seconds West, on and along the West line of said East half, 555.96 feet to a No. 5 Rebar with plastic cap stamped LS9700007; thence North 88 degrees 16 minutes 03 seconds East on and along a fence line and its Westerly extension 1315.46 feet to a point on said East line; thence South 01 degree 05 minutes 26 seconds East, 289.88 feet to the point of beginning, containing 13.51 acres plus or minus.

ALSO EXCEPTING:

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AND, ALSO EXCEPTING:

Lot Numbered One (1) in Keller's First, a subdivision to DeKalb County, Indiana, according to the Plat thereof recorded in Plat recorded in Plat Record 6 at Page 19 in the Office of the Recorder of DeKalb County, Indiana.

PRELIMINARY TITLE

File No.: 26-8974

Part I, SCHEDULE B

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

1. Notification in writing is required for all changes to this Preliminary Title Report. Additional requirements may be imposed after review of said notification.
2. Vendor's Affidavit (if Owner's Policy) and Mortgagor's Affidavit (if Lender's Policy).

As to the Lender's Policy only:

Upon receipt of a Vendor's and Mortgagor's Affidavit with content and form acceptable to the insurer, the Standard Exceptions as set out in Part II of the Schedule B herein will be deleted.)

3. Properly executed and fully completed Certificate of Non-Foreign Status of Transferor.

Note: Seller Proceeds cannot be disbursed until this form is completed in its entirety.

4. You must file a Disclosure of Sales Information forms 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.
5. Warranty Deed suitable for recording, when the proposed insured is determined.
6. There were no open mortgage liens found in the public record against the subject property.

NOTE: The policy to be issued will not insure that the proposed insured real estate is a buildable parcel. A check should be made with the local building department, as to the requirements, if any, necessary to secure the appropriate permits for the construction of any improvements on said parcel.

NOTE: Due to the passage of SEA 370 (P.L. 80-2013), rates and fees are subject to change from current existing charges for transactions closed on or after July 1, 2013.

NOTE: In accordance with applicable underwriter guidelines, there may be a title premium re-issue discount for this transaction. Please contact our office prior to your closing for more details.

PRELIMINARY TITLE

File No.: 26-8974

Part II, SCHEDULE B

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Preliminary Title Report.
2. Standard Exceptions:
 - a) Rights or claims of parties in possession not shown by the public records.
 - b) Easements, or claims of easements, not shown by the public records.
 - c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Special Exceptions:
 - a) Taxes for the year 2026 Payable in 2027 are a lien not yet due and payable.
Taxes for the year 2025 Payable in 2026 are as follows:

Key Number	State ID Number Only
State ID Number	17-11-21-400-012.000-021
Township	Spencer
1 st installment due May 10, 2026	\$250.11 - Unpaid
2 nd installment due November 10, 2026	\$250.11 - Unpaid

Assessed Values for 2025/2026:

Land	\$44,700.00
Improvements	\$0.00
Exemption (Homeowners)	\$0.00
Exemption (Homestead Supplemental)	\$0.00
Exemption (Other)	\$2,682.00
Net Valuations	\$42,018.00

E.L.Dilley 61205 Drain/Ditch Assessment Fees:

1st installment - \$61.05 - Unpaid
2nd installment - \$61.05 - Unpaid

NOTE FOR INFORMATION: Tax information supra is limited to the LAST BILLED information reflected in the computer input in the Treasurer's office and does not necessarily reflect the most current information as to applicable penalties, deductions, exemptions, assessments and payments. Also, it does not reflect possible additional taxes and civil penalties as a result of a determination by County officials that a deduction was improperly granted. A check with the Treasurer's or Auditor's Office should be made to determine the exact status and amount of taxes due, if any.

- b) Special assessments/sewer usage charges, if any, levied by the City/Town of Spencerville.
- c) Any and all recorded covenants, conditions, restrictions, building setback lines, easements, rights of way, legal ditches and drains, and any amendments thereto, and all rights therein.
- d) Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
- e) Terms and provisions of Easement set out in an instrument by and between Raymond Rhodes and Indiana Bell Telephone Company dated April 15, 1942 and recorded April 30, 1942 in Book 114, page 504 in the Office of the Recorder of DeKalb County, Indiana.

Valid only if Schedules A and B are attached.
Schedule BII consists of 3 page(s)

PRELIMINARY TITLE

File No.: 26-8974

Part II, SCHEDULE B

- f) Easement in favor of the DeKalb County Surveyor and Drainage Board to maintain the ditch pursuant to IC36-9-27-33 of the Indiana Drainage Code. Said easement affects an area that is measured at right angles from the top bank of said ditch and extended outward a distance of 75 feet.

NOTE: Upon receipt of a survey which satisfactorily evidences that the property described in Schedule A is not within the easement area this exception shall be deleted.

INFORMATION NOTE: The acreage in the legal description is shown for convenience only. The policy, when issued, will not insure the acreage of the insured premises.

SEARCH AND LIMITATION OF LIABILITY

This information in commitment form is not an abstract or opinion of title, nor is it a commitment to insure title. This information is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

Liability by MERIDIAN TITLE CORPORATION is limited to a maximum of \$1,000.00. Liability is limited to actual loss or damage resulting solely from the inaccuracy of the information set forth above. This Guarantee specifically, but not by limitation, does not evidence or assure the following:

- Matters subsequent to Search date herein;
- Property Owners fees and assessments, unless recorded as a lien;
- City and/or County codes and ordinances;
- Unrecorded building lines, easements, restrictions, covenants, or rights of way.

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 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 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. Meridian Title Corporation strongly suggests that all funding for the transaction be in the form of an irrevocable wire in order to allow us to disburse funds timely to all parties. Otherwise it's possible that disbursements may be delayed until the funds have been unconditionally credited.

NOTE: This Commitment is not an abstract, examination, report, or representation of fact or title and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of company and its title insurance agent shall arise under and be governed by the conditions of the commitment.

NOTE: RREAL IN is statutorily mandated by Indiana Code 27-7-3-15.5 and its objective is to develop an electronic system for the collection and storage of information concerning persons that have or will participate in or assist with a residential real estate transaction. All closing agents are required to complete an on-line form pursuant to the statute. If you are person or party to which this section applies; loan brokerage business, mortgage loan originator, principal real estate broker, real estate sales person or real estate broker salesperson, title insurance underwriter, title insurance agency and/or agent, licensed or certified appraiser, appraisal management company, or creditor to a first lien purchase mortgage, you must provide the closing agent with applicable license information or be subject to possible fines as indicated in said Indiana Code. More information can be found at www.in.gov/idoi/.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Valid only if Schedules A and B are attached.
Schedule BII consists of 3 page(s)

PRELIMINARY TITLE

File No.: 26-8974

Part II, SCHEDULE B

The following deed(s) (if any) affecting said land were recorded within Twenty-four (24) months of the date of this product. If no deed(s) were found, the last deed of record is shown below:

Grantor:	Allen R. Osmun
Grantee:	Liat M. Greenler
Date Recorded:	November 19, 2020
Instrument No.:	202007437

PRELIMINARY TITLE



Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates (including insurance companies and insurance agents), from sharing nonpublic personal information about a consumer with a nonaffiliated third party unless the institution provides the consumer with a notice of its privacy policies and practices, such as type of information that it collects about the consumer and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of privacy policies and practices of Meridian Title Corporation.

We may collect nonpublic information about you from the following sources:

- Information we receive from you, such as on applications or other forms,
- information about your transaction that we secure from our files, from our affiliates or from third parties,
- information we receive from a consumer reporting agency and
- information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic information will be collected about you.

If you are concerned about the information we have collected, please write us.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to non-public personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

No response to this notice is required, but if you have questions, please write us:

Meridian Title Corporation
202 S. Michigan Street, Suite 701
South Bend, Indiana 46601

PROPERTY PHOTOS

23.14±
ACRES
Offered in 2 Tracts

TILLABLE LAND

Tuesday, June 2
6:00pm EST











Auction Manager:

Daniel Days • 260.233.1401

Daniel James Days • Real Estate Broker #RB22000867



950 North Liberty Drive, Columbia City, IN 46725
800.451.2709 • 260.244.7606 • www.schraderauction.com

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