

# LAND AUCTION

# Noble County, IN

# 40±

## ACRES

Offered in 3 Tracts

Thursday, Dec. 16th  
6:00 PM



ONLINE BIDDING AVAILABLE

**Auction held at Noble County Fairgrounds Lodge**

- Productive Tillable Farmland
- Great Potential Building Sites
- Paved Road Frontage
- Approx. 8.5 Acres of Wooded Land

Find more info at [SchraderAuction.com](http://SchraderAuction.com) or call 800.451.2709



# INFORMATION BOOKLET

800.451.2709  
[SchraderAuction.com](http://SchraderAuction.com)



## SCHRADER

Real Estate and Auction Company, Inc.



## 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.

**SELLER: Helen B. Bauman**

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

*REAL ESTATE: Rex (RD) Schrader (Broker), #222451*

*AUCTION MANAGER: Dean Rummel, AU08801377*



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

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

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

### TERMS AND CONDITIONS:

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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

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

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

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

**CLOSING:** The balance of the purchase price is due at closing, which will take place on or before 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession at closing or for tillable land

immediate with additional 10% down payment and liability coverage.

**REAL ESTATE TAXES:** Seller to pay all 2021 taxes due in 2022. Buyer to be responsible for all taxes thereafter.

**MINOR SUBDIVISION:** If tracts 1 or 2 are purchased individually, a minor subdivision will need to take place which may extend the closing date. Attorney Mike Yoder will be coordinating the minor subdivision process.

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

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

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

purchases will receive a perimeter survey only.

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

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

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

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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, DECEMBER 16, 2021**

**40+ ACRES – KENDALLVILLE, 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, December 9,  
2021.

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**  
**40± Acres • Noble County, Indiana**  
**Thursday, December 16, 2021**

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, December 16, 2021 at 6:00 PM.
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; 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, December 9, 2021**. Send your deposit and return this form via email to: **auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

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

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

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

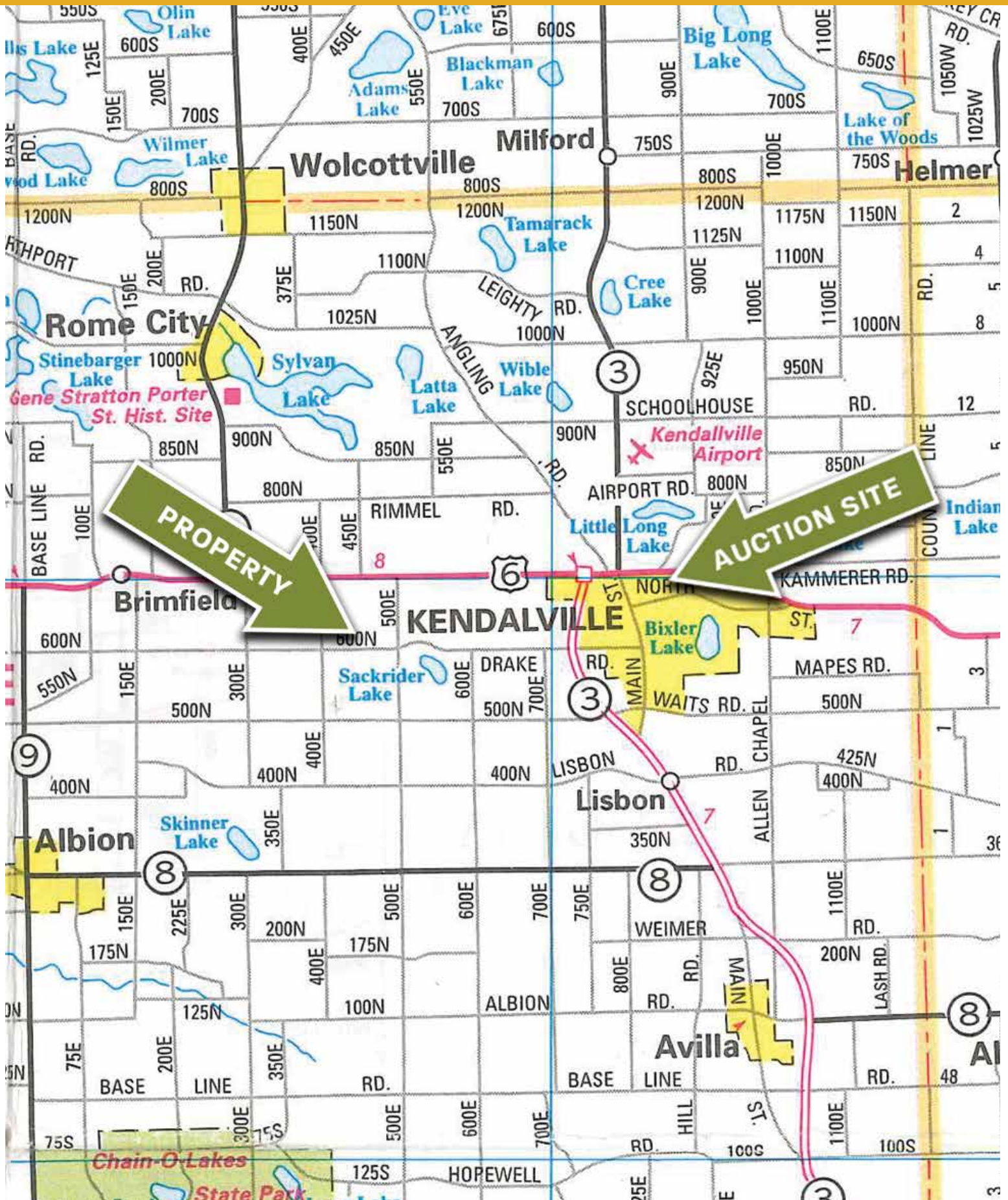






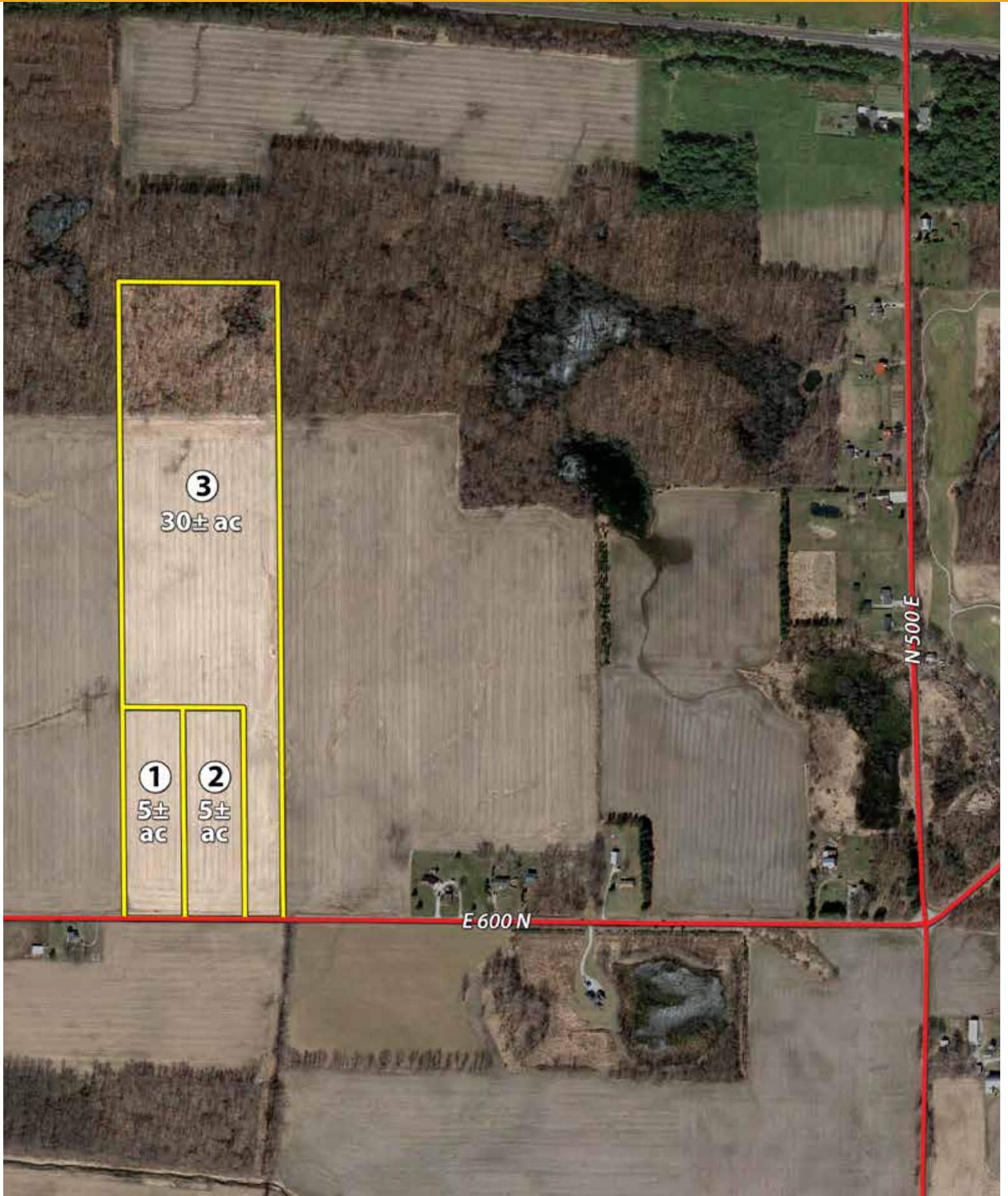
# **LOCATION & AERIAL TRACT MAPS**

# LOCATION MAP

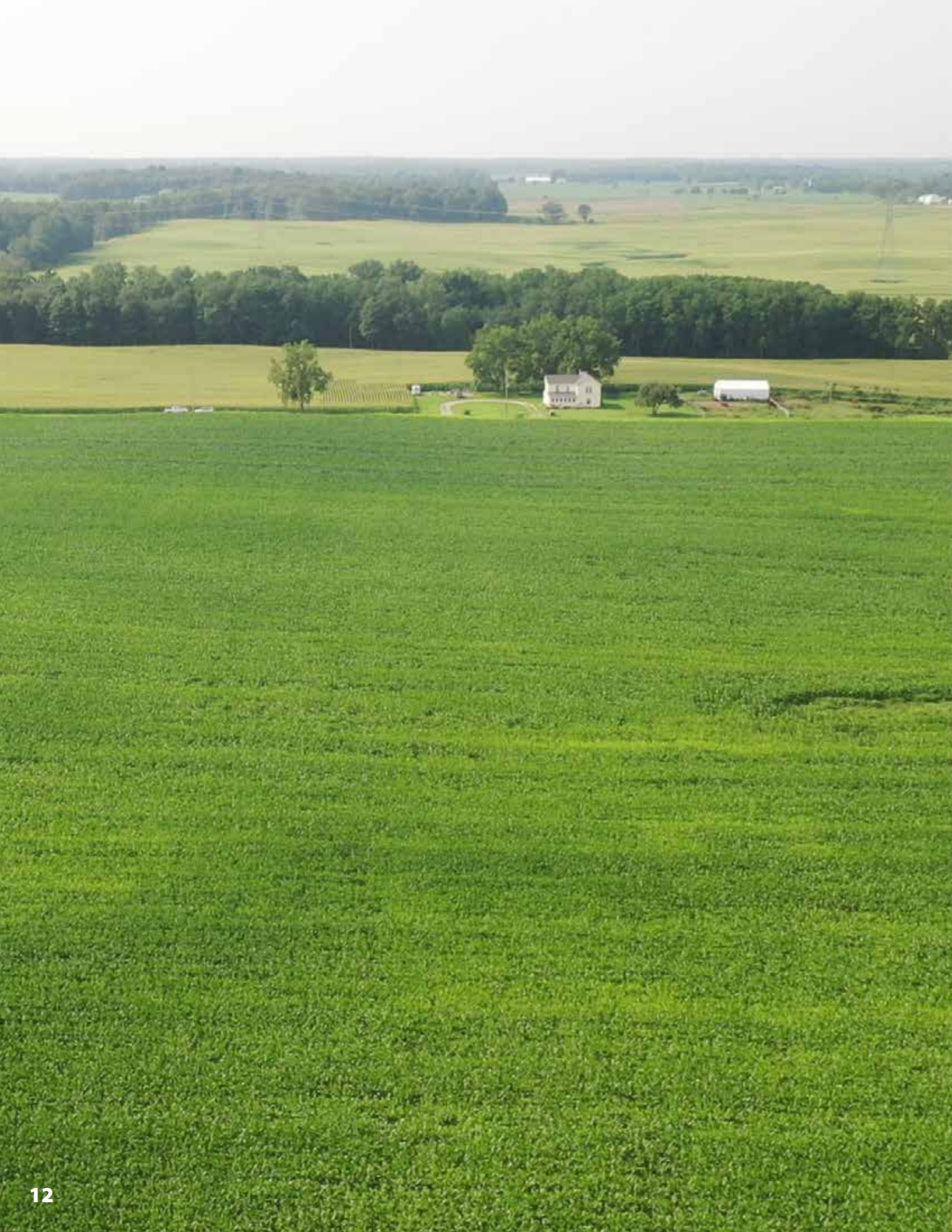




# AERIAL TRACT MAP





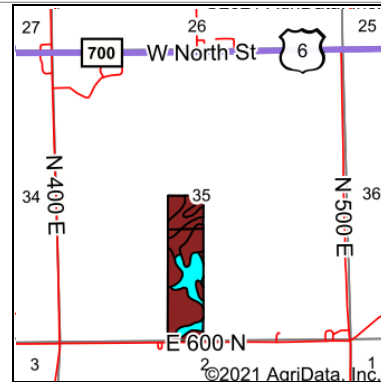
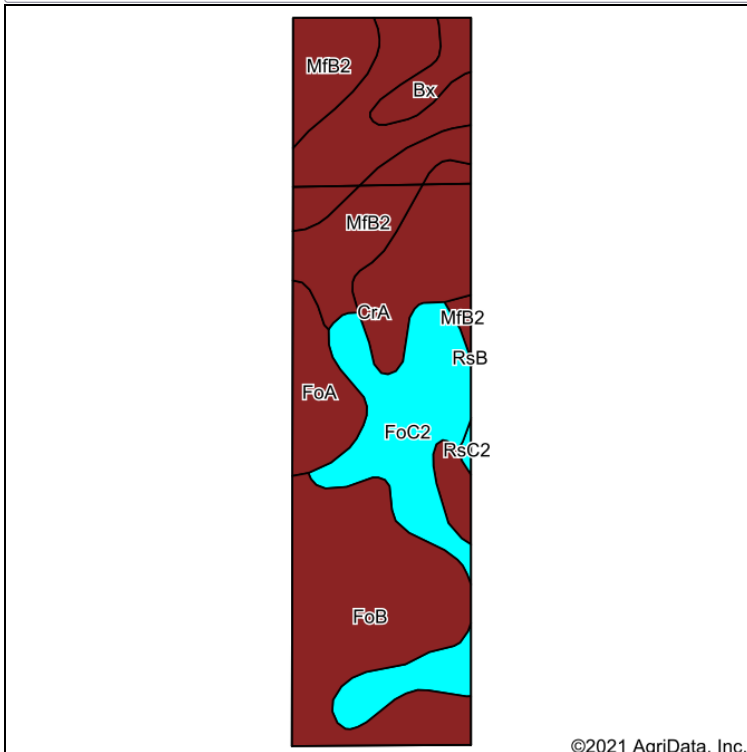




# SOIL INFORMATION

# SOIL MAP - TRACTS 1,2 & 3

## Soils Map



State: **Indiana**  
 County: **Noble**  
 Location: **35-35N-10E**  
 Township: **Orange**  
 Acres: **39.76**  
 Date: **11/18/2021**



Maps Provided By:



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www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IN113, Soil Area Version: 27											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Pasture AUM	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
FoB	Fox sandy loam, till plain, 2 to 6 percent slopes	11.12	28.0%		lle	98		33	68	67	60
CrA	Crosier loam, 0 to 2 percent slopes	9.03	22.7%		llw	154	10	50	67	67	54
FoC2	Fox sandy loam, Huron Lobe, 6 to 12 percent slopes, eroded	8.35	21.0%		llle	89		29	62	60	51
MfB2	Miami loam, 2 to 6 percent slopes, eroded	6.31	15.9%		lle	143		49	56	56	40
FoA	Fox sandy loam, till plain, 0 to 2 percent slopes	2.72	6.8%		lls	98		33	68	68	60
Bx	Brookston silt loam	2.12	5.3%		llw	175	12	49	73	71	73
RsC2	Riddles sandy loam, 6 to 12 percent slopes, eroded	0.11	0.3%		llle	129		45	68	68	52
<b>Weighted Average</b>						<b>2.21</b>	<b>120.2</b>	<b>2.9</b>	<b>*n 64.9</b>	<b>*n 64.1</b>	<b>*n 54.2</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# **FSA INFORMATION**

# FSA INFORMATION

INDIANA  
NOBLE  
Form: FSA-156EZ



FARM : 7702  
Prepared : 8/4/21 8:33 AM  
Crop Year : 2021

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : [REDACTED]  
Farms Associated with Operator : [REDACTED]  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
39.55	30.60	30.60	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	30.60	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	20.40	0.00	150	
Soybeans	10.20	0.00	38	0
<b>TOTAL</b>	<b>30.60</b>	<b>0.00</b>		

### NOTES

Tract Number : 2192  
Description : SEC 35, ORANGE TWP.  
FSA Physical Location : INDIANA/NOBLE  
ANSI Physical Location : INDIANA/NOBLE  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : HELEN BAUMAN ESTATE  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.55	30.60	30.60	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	30.60	0.00	0.00	0.00	0.00	0.00

# FSA INFORMATION







# **COUNTY TAX INFORMATION**



# COUNTY TAX INFORMATION



## Summary (Auditor)

**Parcel ID** 57-04-35-300-001.000-010  
**Bill ID** 004-100042-00  
**Reference #** 570435300001000010  
**Property Address** E 600 N  
 Kendallville, IN, 46755  
**Brief Legal Description** E1/2 E1/2 Sw1/4 Sec 35 40a Tenants In Common  
 (Note: Not to be used on legal documents)  
**Class** AGRICULTURAL - VACANT LAND  
**Tax District** 57010 Orange Township  
**Tax Rate Code** 4065 - Adv Tax Rate  
**Property Type** 65 - Agricultural  
**Mortgage Co** N/A  
**Last Change Date**

## Ownership (Auditor)

**Deeded Owner**  
 Bauman Helen B  
 Denise Gaff  
 1002 S State St  
 Kendallville, IN 46755

## Taxing District (Assessor)

**County:** Noble  
**Township:** ORANGE TOWNSHIP  
**State District** 57010 ORANGE TOWNSHIP  
**Local District:** 57004  
**School Corp:** EAST NOBLE  
**Neighborhood:** 1050100 Orange Twp Base Area

## Site Description (Assessor)

**Topography:**  
**Public Utilities:**  
**Street or Road:**  
**Area Quality:** Static  
**Parcel Acreage:** 40

## Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
1/1/2018	BAUMAN HELEN B	090800416		\$0.00
12/12/2002	BAUMAN ROBERT E & HELEN B AS EQUAL TEN-IN			\$0.00
	BAUMAN ROBERT E HELEN B			\$0.00

Contact the Auditor's Office for correct transfer dates.

## Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
9/18/2008	Bauman Robert E & Helen B	Affidavit			080900416
12/12/2002	Bauman Robert E & Helen B	Warranty Deed			021200429
9/20/1965	Bauman Walter L & Beulah M	Deed	157	0414	

Contact the Auditor's Office for correct transfer dates.

## Valuation

Assessment Year	2021	2020	2019	2018	2017
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/14/2021	4/9/2020	4/12/2019	4/25/2018	4/9/2017
Land	\$32,700	\$32,500	\$39,600	\$40,900	\$46,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$32,700	\$32,500	\$39,600	\$40,900	\$46,900

# COUNTY TAX INFORMATION

Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$32,700</b>	<b>\$32,500</b>	<b>\$39,600</b>	<b>\$40,900</b>	<b>\$46,900</b>
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$32,700	\$32,500	\$39,600	\$40,900	\$46,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

## Homestead Allocations

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Land	\$32,500.00	\$39,600.00	\$40,900.00	\$46,900.00	\$49,700.00
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

## Tax History

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
+ Spring Tax	\$256.72	\$327.22	\$349.24	\$385.78	\$403.44
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$256.72	\$327.22	\$349.24	\$385.78	\$403.44
+ Fall Penalty	\$0.00	\$16.36	\$17.46	\$0.00	\$20.17
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$327.22	\$349.24	\$0.00	\$403.44	\$0.00
+ Delq NTS Pen	\$32.72	\$34.92	\$0.00	\$40.34	\$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	\$33.00	\$61.50	\$0.00	\$93.00	\$61.50
	Gretzinger - \$33.00	Gretzinger - \$61.50		Gretzinger - \$93.00	Gretzinger - \$61.50
+ 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
= Charges	<b>\$906.38</b>	<b>\$1,116.46</b>	<b>\$715.94</b>	<b>\$1,308.34</b>	<b>\$888.55</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$649.66)	(\$741.38)	(\$349.24)	(\$1,308.34)	(\$433.44)
= Total Due	<b>\$256.72</b>	<b>\$375.08</b>	<b>\$366.70</b>	<b>\$0.00</b>	<b>\$455.11</b>

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.

Note: Total due amount rolls forward to the most current year

## Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2020 Pay 2021	1913724	5/10/2021	OT 5/11/21 B 14 W/E	\$256.72
2020 Pay 2021	1887668	1/28/2021	M 1012 D GAFF	\$392.94
2019 Pay 2020	1854686	5/8/2020	LB 5/7/20 B6 W/E	\$357.22
2019 Pay 2020	1831833	1/23/2020	4P 4821 DENISE GAFF	\$384.16
2018 Pay 2019	1804513	5/10/2019	5/13/19 B18 W/OE OT	\$349.24
2017 Pay 2018	1731576	4/24/2018	4624 DENISE GAFF	\$831.56
2017 Pay 2018	1723128	1/10/2018	5P 4579 DENISE GAFF	\$476.78

# COUNTY TAX INFORMATION

2016 Pay 2017	1677079	5/2/2017	4540 HBauman	\$433.44
2015 Pay 2016	1652724	11/1/2016	5P 4469 HELEN BAUMAN	\$483.08
2015 Pay 2016	1613334	4/18/2016	4401 HBauman	\$483.08
2014 Pay 2015	1593860	10/23/2015	4325 HBauman	\$479.33
2014 Pay 2015	1565456	5/1/2015	5P 4268	\$479.33
2013 Pay 2014	1543601	11/6/2014	4207	\$412.46
2013 Pay 2014	1509171	4/29/2014	4122	\$412.46

## Special Assessments

### Gretzinger

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016
Spring Tax	\$0.00	\$30.00	\$0.00	\$30.00	\$30.00	\$30.00
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$0.00	\$30.00	\$0.00	\$30.00	\$30.00	\$30.00
Fall Penalty	\$0.00	\$1.50	\$0.00	\$0.00	\$1.50	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$30.00	\$0.00	\$0.00	\$30.00	\$0.00	\$0.00
Delq NTS Pen	\$3.00	\$0.00	\$0.00	\$3.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

## Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
PUBLIC ROAD/ROW		0	0	.454	\$1,290.00	\$1,290.00	\$585.66	(\$100.00)	\$0.00
TILLABLE LAND	BX	0	0	.801	\$1,290.00	\$1,651.00	\$1,322.45	\$0.00	\$1,320.00
WOODLAND	BX	0	0	1.083	\$1,290.00	\$1,651.00	\$1,788.03	(\$80.00)	\$360.00
WOODLAND	CRA	0	0	4.092	\$1,290.00	\$1,316.00	\$5,385.07	(\$80.00)	\$1,080.00
TILLABLE LAND	CRA	0	0	4.591	\$1,290.00	\$1,316.00	\$6,041.76	\$0.00	\$6,040.00
TILLABLE LAND	FOA	0	0	3.081	\$1,290.00	\$929.00	\$2,862.25	\$0.00	\$2,860.00
TILLABLE LAND	FOB	0	0	10.846	\$1,290.00	\$929.00	\$10,075.93	\$0.00	\$10,080.00
TILLABLE LAND	FOC2	0	0	8.361	\$1,290.00	\$774.00	\$6,471.41	\$0.00	\$6,470.00
TILLABLE LAND	MFB2	0	0	3.175	\$1,290.00	\$1,148.00	\$3,644.90	\$0.00	\$3,640.00
WOODLAND	MFB2	0	0	3.434	\$1,290.00	\$1,148.00	\$3,942.23	(\$80.00)	\$790.00
TILLABLE LAND	RSC2	0	0	.083	\$1,290.00	\$1,097.00	\$91.05	\$0.00	\$90.00

## 2019 Pay 2020 Tax Statements (Treasurer)

[57-04-35-300-001.000-010 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

## 2020 Pay 2021 Tax Statements (Treasurer)

[57-04-35-300-001.000-010 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

## 2021 Property Record Cards

[57-04-35-300-001.000-010 \(PDF\)](#)

## 2020 Property Record Cards

[57-04-35-300-001.000-010 \(PDF\)](#)

No data available for the following modules: Sales, Exemptions, Residential, Commercial, Improvements, Sketches.

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# PRELIMINARY TITLE

# PRELIMINARY TITLE



**Transaction Identification Data for reference only:**

Issuing Agent: Assurance Title Company, LLC  
Issuing Office: 102 E. Main St, Albion, IN 46701  
ALTA Universal ID: 1125584  
File Number: 21-321

## SCHEDULE A

1. Commitment Date: **March 31, 2021, at 8:00 am**
2. Policy to be issued:
  - (a) 2006 ALTA® Owner's Policy  
Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**

Proposed Policy Amount: **To Be Determined**

3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**

4. Title to the **Fee Simple** estate or interest in the Land is at the Commitment Date vested in:

**The devisees of the Last Will and Testament of Helen B. Bauman, deceased, subject to the rights of Denise Gaff and Michael M. Yoder, Personal Representatives of the estate of said decedent which is being administered without supervision in the Circuit Court of Noble County, Indiana under cause number 57C01-1903-EU-000019.**

5. The Land is described as follows:

**The East one-half (1/2) of the East one-half (1/2) of the Southwest Quarter of Section thirty-five (35), Township thirty-five (35) North, Range ten (10) East, Noble County, Indiana, containing forty (40) acres, more or less.**

**Assurance Title Company, LLC**

By: *Jamie McKenzie*  
**Authorized Signatory**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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.*

**27C165B**

**ALTA Commitment for Title Insurance 8-1-16**

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# 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. By virtue of I.C.27-7-3.6, a fee of \$5 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.
6. If Assurance Title Company will be serving as the closing agent and this closing is held on or after July 1, 2009, funds must be provided to Assurance Title Company in compliance with IC 27-7-3.7, et seq.
7. Personal Representative's Deed from Denise Gaff and Michael M. Yoder, Personal Representatives of the estate of Helen B. Bauman, deceased to Proposed Insured.
8. NOTE: Effective July 1, 1993, a Sales Disclosure Form must be filed with the County Auditor at the time of recording of most deeds and land contracts as required by IC 6-1.1-5.5. A fee of \$10.00 must be paid to the Auditor at the time of filing. Effective January 1, 2012, a \$5.00 Transfer Fee must be paid to the County Auditor at the time of filing of all deeds.
9. Vendors, (Sellers), Closing Affidavit to be furnished this office.
10. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

(Requirements Continued)

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# PRELIMINARY TITLE



11. Standard form of indemnity (GAP Indemnity) for defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date but prior to the date of recording of the instruments under which the Proposed Insured acquires the estate or interest or mortgage covered by this commitment must be provided. Note: Due to office closures related to COVID-19 we may be temporarily unable to record documents in the normal course of business.

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# PRELIMINARY TITLE



## SCHEDULE B, PART II Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes for 2020 payable 2021  
Parcel No. 004-100042-00  
Tax Unit of Orange  
State ID No. 57-04-35-300-001.000-010  
May 10 \$256.72 NOT PAID  
November 10 \$256.72 NOT PAID  
Assessed Valuation: Land \$32,500 Improvements \$0  
Exemptions \$0
7. Taxes for 2021 due and payable 2022, and subsequent taxes.
8. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
9. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.

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# PRELIMINARY TITLE



10. Rights of way for drainage tiles, feeders and laterals, if any.
11. Rights of the public, State of Indiana, County of Noble and the municipality in and to that part of the premises taken or used for road purposes.
12. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.
13. 24 Month Chain of Title:  
  
Affidavit in Support of Title to Real Estate from Robert E. Bauman, deceased to Helen B. Bauman, dated September 18, 2008 and recorded September 16, 2008 as Instrument No. 080900416.
14. This commitment has been issued without a judgment search being made against the name insured.

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