

Covington, TX • Hill County

727[±] acres

OFFERED IN 12 DESIRABLE TRACTS

- Road Frontage on Hwy 171
- Under 1 Hour to Downtown Ft. Worth (47 miles)
- Numerous Potential Building Sites
- Pre-Approved Parker & Covington Water Taps Available
- 517[±] Tillable Acres per FSA
- Large, Mature Timber
- Outstanding Wildlife Habitat!

BOOKLET

TUESDAY, JUNE 20 • 6PM

held at First Baptist Church of Covington, Covington, TX
Online Bidding Available

LAND AUCTION INFORMATION



SCHRADER
THE ORIGINAL MULTI-TRACT AUCTIONS

in cooperation with

TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

800.451.2709
SchraderAuction.com

AL
P Paul A. Lynn & Associates, LLC

Disclaimer

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.



COOPERATE OFFICE: 950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

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Terms & Conditions

BIDDING PROCEDURE: Tracts 1 through 12 will be offered in individual tracts, in any combination of these tracts, or 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. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. 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.**

APPROVAL 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. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder(s) a preliminary title insurance commitment to review prior to auction. At closing, Seller shall pay for the cost of issuing a standard coverage owner's title insurance policy in accordance with the Final Title Commitment. Seller shall not be responsible for the cost of any extended or special title insurance coverage, title insurance endorsement and/or lender's title insurance. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing, subject to the current tenant's right to harvest existing row crops.

SURVEY: A new survey will be obtained only in necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller and Buyer.

TRACT MAPS; ACRES: Tract maps and advertised acres are approximations based on existing tax parcel data, legal descriptions &/or aerial mapping data and are not provided as survey products.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" will not include any mineral rights.

CONDUCT OF AUCTION: The conduct of the Auction will be at the direction and discretion of the Auction Company. Seller and its agents

reserve the right to preclude any person from bidding if there are any questions as to the person's identity, credentials, fitness, etc.

AGENCY: Schrader Real Estate and Auction Company, Inc., Paul A. Lynn & Associates, LLC. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY.

Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

CHANGES: Please regularly check www.schraderauction.com to review any changes and/or additional information. THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.



Auction Manager: **BRENT WELLINGS**

405.332.5505 ■ brent@schraderauction.com

in
cooperation
with

**PAUL A. LYNN
& ASSOCIATES, LLC**

972.768.5165 • SchraderAuction.com

BOOKLET INDEX



Real Estate Auction Registration Forms

Location Map

Tract Maps

Tract Descriptions

Soils Maps & Productivity Information

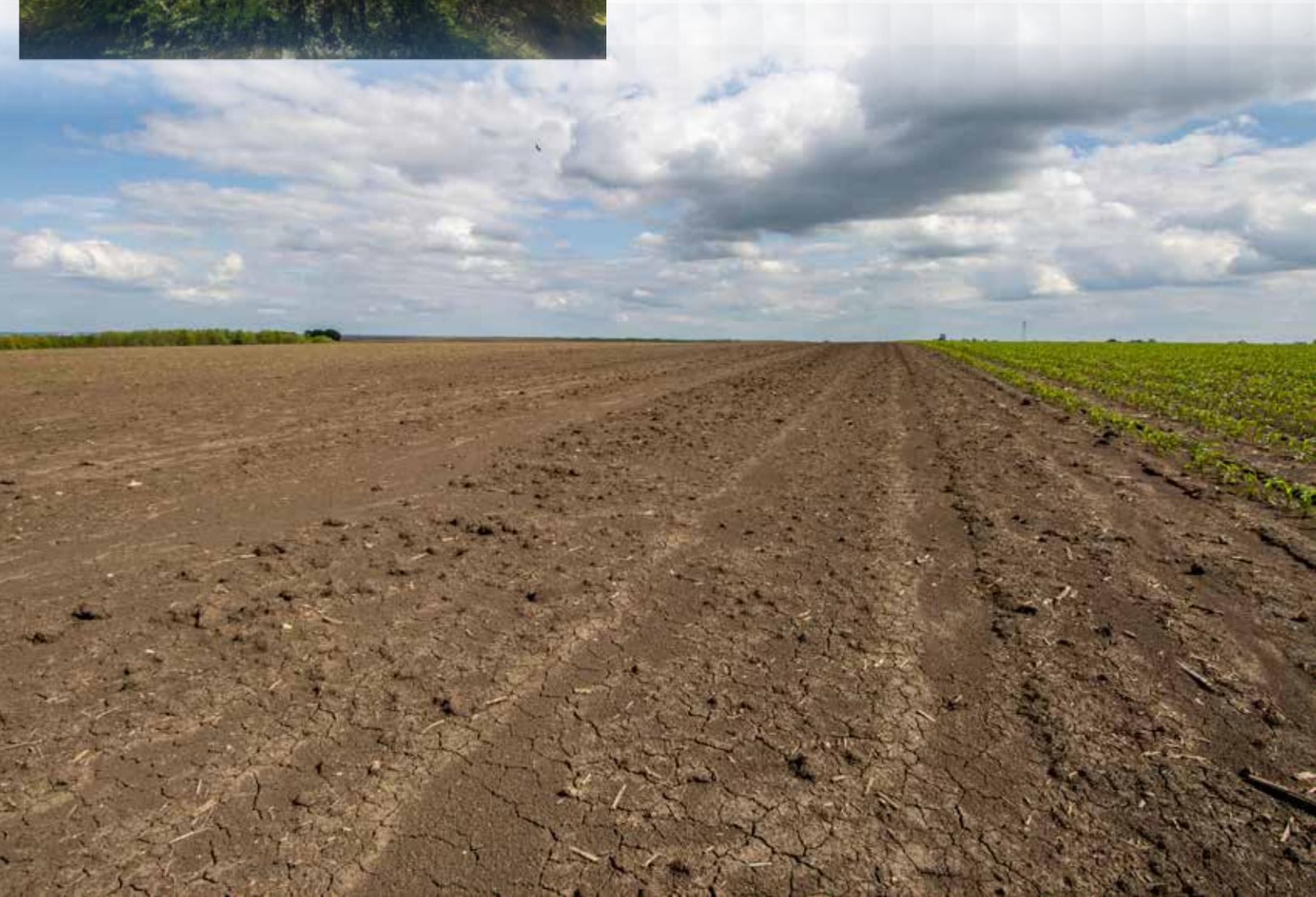


Topography Maps

Flood Zone Maps

Tax Statements

Property Photos



BIDDER PRE-REGISTRATION FORM

TUESDAY, JUNE 20, 2023

727± ACRES – HILL COUNTY, TEXAS

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 brent@schraderauction.com, no later than Tuesday, June 13, 2023.
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
727± Acres • Hill County, Texas
Tuesday, June 20, 2023

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 20, 2023 at 6:00 PM. (CST)
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; 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, June 13, 2023**. Send your deposit and return this form via fax or email to: **brent@schraderauction.com 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



LOCATION MAP

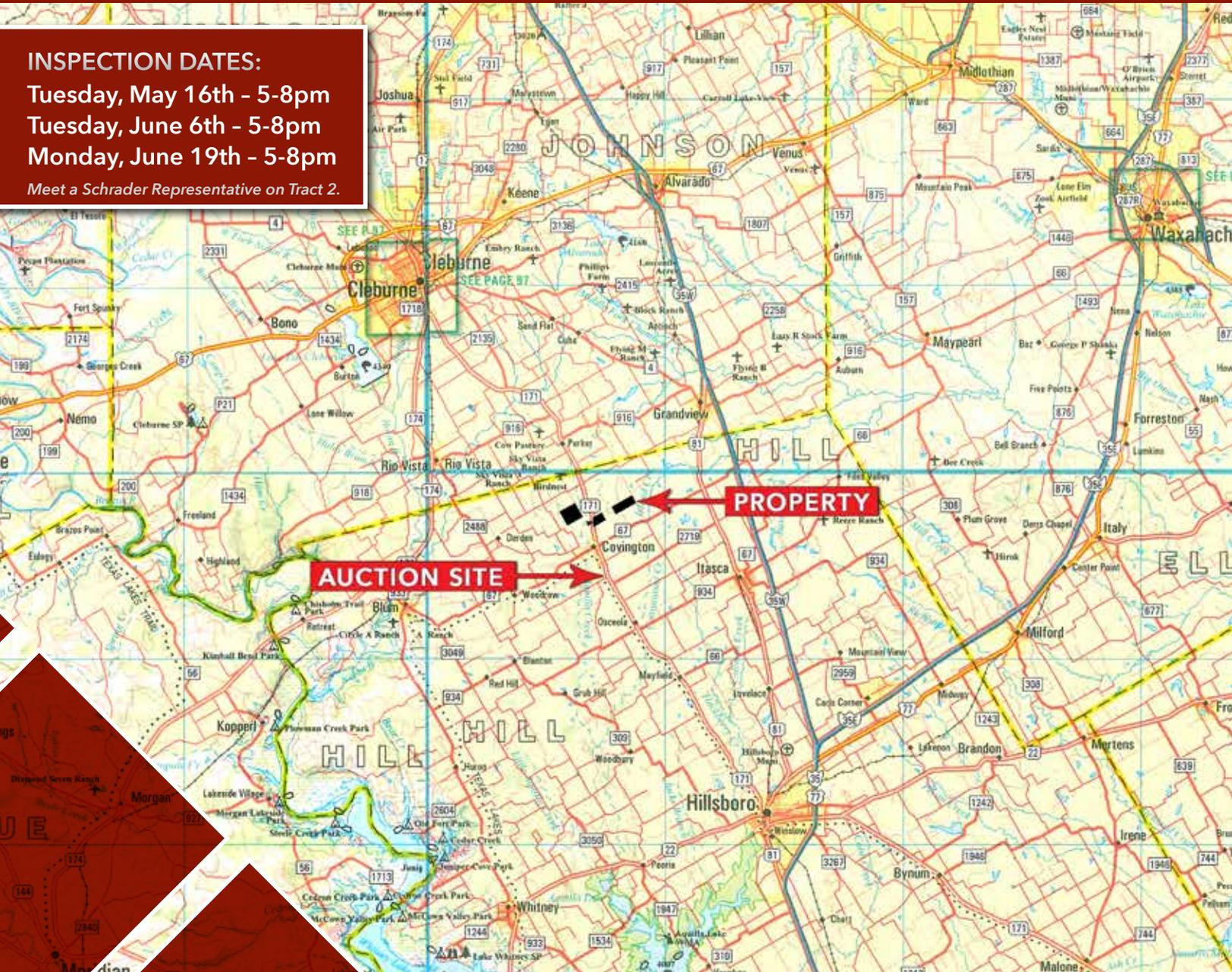
INSPECTION DATES:

Tuesday, May 16th - 5-8pm

Tuesday, June 6th - 5-8pm

Monday, June 19th - 5-8pm

Meet a Schrader Representative on Tract 2.



PROPERTY LOCATION:

TRACTS 1-10: 11092 State Highway 171, Covington, TX 76636

TRACTS 11-12: HCR 1413, Covington, TX 76636

AUCTION LOCATION: First Baptist Church of Covington
10549 TX-171, Covington, TX 76636



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, 800.451.2709.



TRACT MAPS



TRACT MAPS



TRACT DESCRIPTIONS



TUESDAY, JUNE 20 • 6PM

held at First Baptist Church of Covington, Covington, TX • Online Bidding Available

Covington, TX • Hill County

727[±] acres
OFFERED IN 12 DESIRABLE TRACTS

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- Under 1 Hour to Downtown Ft. Worth (47 miles)
- Numerous Potential Building Sites
- Pre-Approved Parker & Covington Water Taps Available
- 517[±] Tillable Acres per FSA
- Large, Mature Timber
- Outstanding Wildlife Habitat!

Don't miss this diverse offering of Hill County, Texas land! Highway frontage along 171 north of Covington provides some outstanding potential building sites, with pre-approval from Parker Water Supply and City of Covington Water already granted. In addition to the homesite potential, approximately 517[±] acres of the property are currently under cultivation per FSA, with an established farm tenant excited to continue their tenancy if desired. The balance of the property is comprised of large, mature timber and vibrant wildlife habitat. Buyers may submit bids on any individual tract or combination of tracts that fit your needs!

TRACT 1: 11[±] acres along Hwy 171, outstanding potential building site with huge oak trees and wonderful topography.

TRACT 2: 11[±] acres along Hwy 171 which is another premier building site, large oaks and a stunning view to the west.

TRACT 3: 11[±] acres at the intersection of Hwy 171 and CR 4105, another excellent potential building site on the highway.

TRACT 4: 13[±] acres on Hwy 171, excellent topography and 360 degree views from this tract.

TRACT 5: 16[±] acres on Hwy 171, excellent topography and more views from this potential homesite.

TRACT 6: 22[±] acres along Hwy 171, a larger highway frontage tract that already has an established drive/entrance to the property!

TRACT 7: 67[±] acres on CR 4105, predominately tillable with two drainages joining together that could make an excellent potential surface tank site if desired.

TRACT 8: 40[±] acres on CR 4105, predominately tillable acres that could also make a great small farm or ranch property.

TRACT 9: 78[±] acres on CR 4105, another excellent

tillable land piece with a good place for a surface tank in the center of the property.

TRACT 10: 125.5[±] acres on CR 4105, predominately tillable land - excellent farmland piece with Helden Clay and Altoga Silty Clay soils.

TRACT 11: 200[±] acres accessed via a recorded easement from CR 1413. The ultimate combination of tillable land, with primarily Silstid Loamy Fine Sand soils and dense timber that creates a truly stunning wildlife setting. Wild Turkey, Deer and Wild Pigs frequent the property and with no abutting road frontage the new owner will have enhanced control over access!

TRACT 12: 132.5[±] acres "Swing Tract" - outstanding balance of dense timber, tillable acres and an established coastal Bermuda hay meadow. This parcel will be offered as a "Swing Tract" and can be bid on in combination with Tract 11 OR by an adjoining landowner who has established legal access through an existing property.

Auction Manager:

BRENT WELLINGS

405.332.5505

brent@schraderauction.com

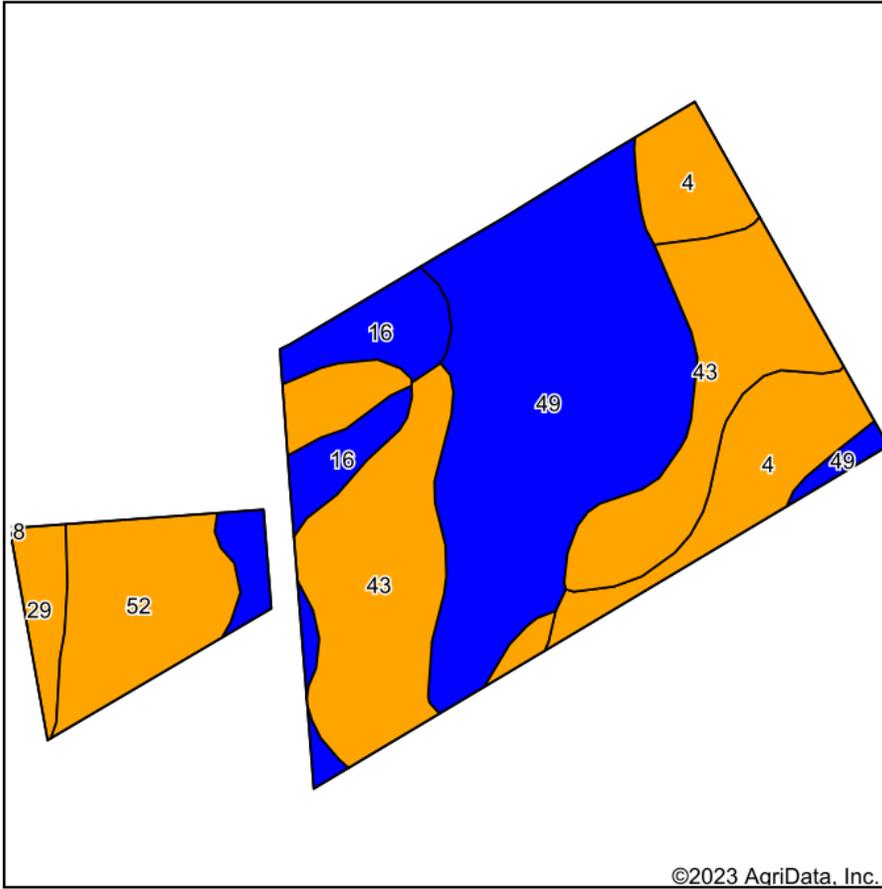


SOILS MAPS

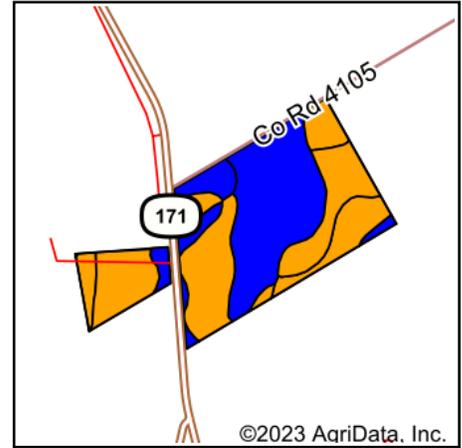


SOILS MAP

TRACTS 1-7



Soils data provided by USDA and NRCS.



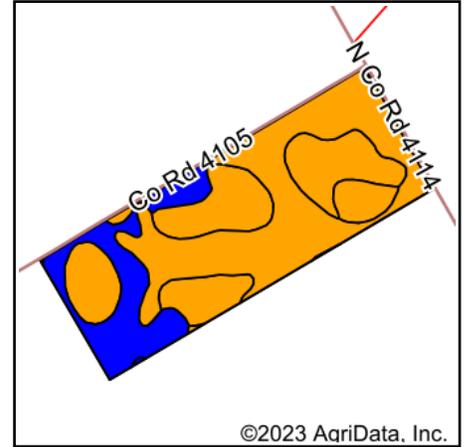
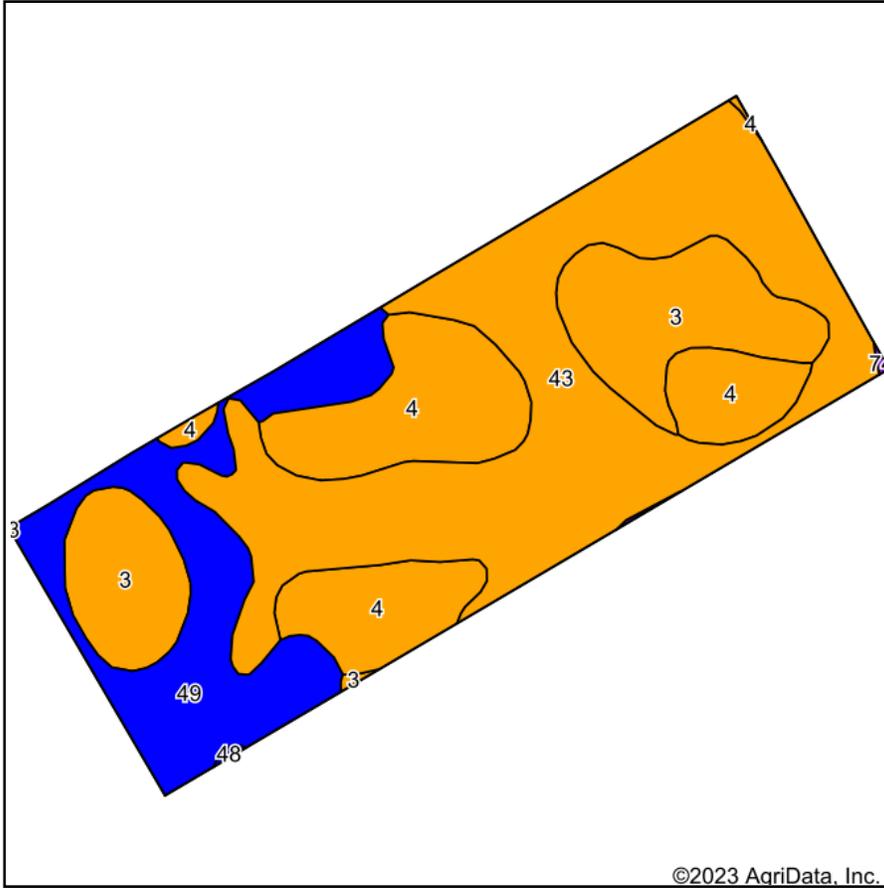
State: **Texas**
 County: **Hill**
 Location: **32° 11' 45.64, -97° 15' 21.34**
 Township: **Itasca**
 Acres: **151.41**
 Date: **4/25/2023**



Area Symbol: TX217, Soil Area Version: 20														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Oats Bu	Sorghum hay Tons	Soybeans Bu	Wheat Bu
49	Houston Black clay, 1 to 3 percent slopes	53.06	35.0%		Ile	5	100	550	100	7	90			45
43	Heiden clay, 1 to 3 percent slopes	42.08	27.8%		IIle		90	450	90	7				45
52	Konsil fine sandy loam, 3 to 5 percent slopes	19.48	12.9%		IIle			250	50	5.5				25
4	Altoga silty clay, 2 to 5 percent slopes, eroded	18.77	12.4%		IIle		50	225	45	5		4		40
16	Blum loam, 0 to 2 percent slopes	13.91	9.2%		Ile		55	400	85	8	85			
29	Crockett fine sandy loam, 1 to 3 percent slopes	4.11	2.7%		IIle		4	55	55	6.5			30	35
Weighted Average					2.56	1.9	72.8	422.8	81.4	6.6	39.3	0.5	0.8	37.4

SOILS MAP

TRACTS 8-10



State: **Texas**
 County: **Hill**
 Location: **32° 12' 19.68, -97° 14' 8.19**
 Township: **Itasca**
 Acres: **241.16**
 Date: **4/25/2023**



Maps Provided By:



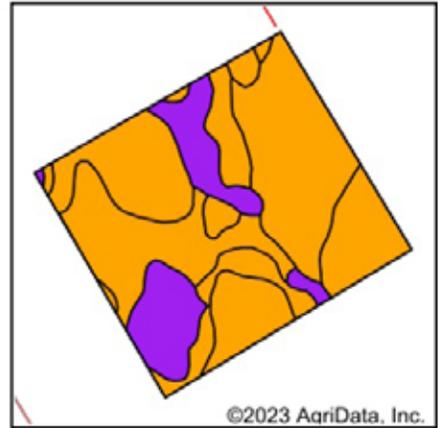
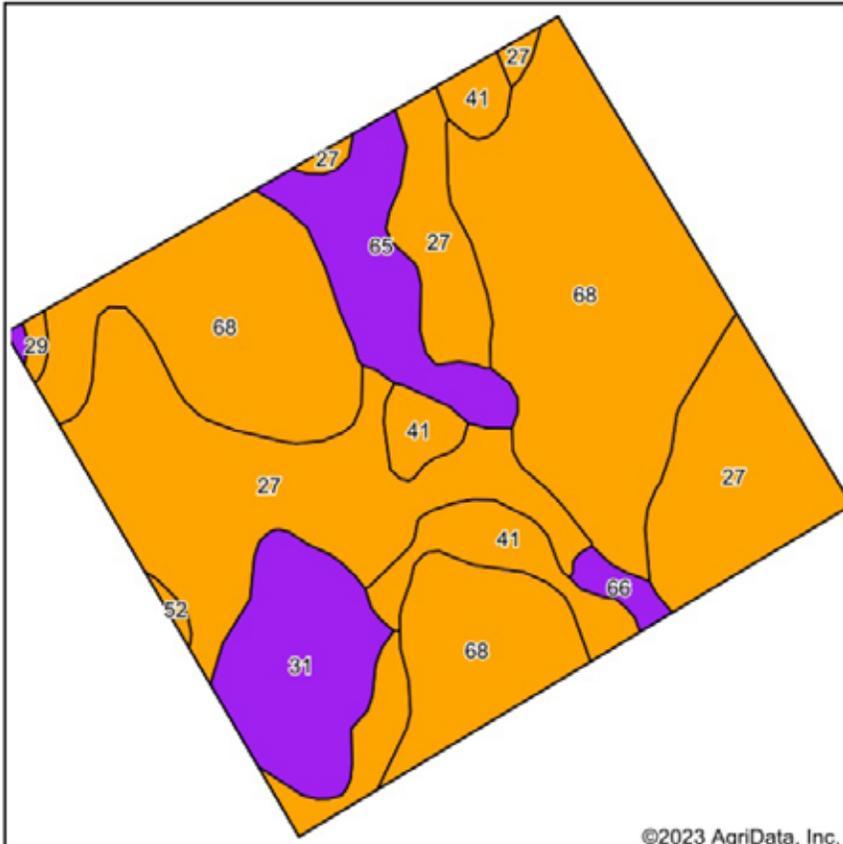
Soils data provided by USDA and NRCS.

Area Symbol: TX217, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Oats Bu	Sorghum hay Tons	Wheat Bu
43	Heiden clay, 1 to 3 percent slopes	102.75	42.6%		Ille		90	450	90	7			45
4	Altoga silty clay, 2 to 5 percent slopes, eroded	50.48	20.9%		Ille		50	225	45	5		4	40
49	Houston Black clay, 1 to 3 percent slopes	45.17	18.7%		Ile	5	100	550	100	7	90		45
3	Altoga silty clay, 1 to 3 percent slopes	42.24	17.5%		Ille		65	300	60	7		5	50
74	Tinn clay, 0 to 1 percent slopes, frequently flooded	0.30	0.1%		Vw					8			
48	Houston Black clay, 0 to 1 percent slopes	0.22	0.1%		Ilw	5	100	550	100	7	90		45
Weighted Average					2.81	0.9	79	394.9	77.1	6.6	16.9	1.7	44.8

SOILS MAP

TRACTS 11-12



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State: **Texas**
 County: **Hill**
 Location: **32° 11' 57.66, -97° 16' 28.06**
 Township: **Itasca**
 Acres: **342.53**
 Date: **4/25/2023**



Soils data provided by USDA and NRCS.

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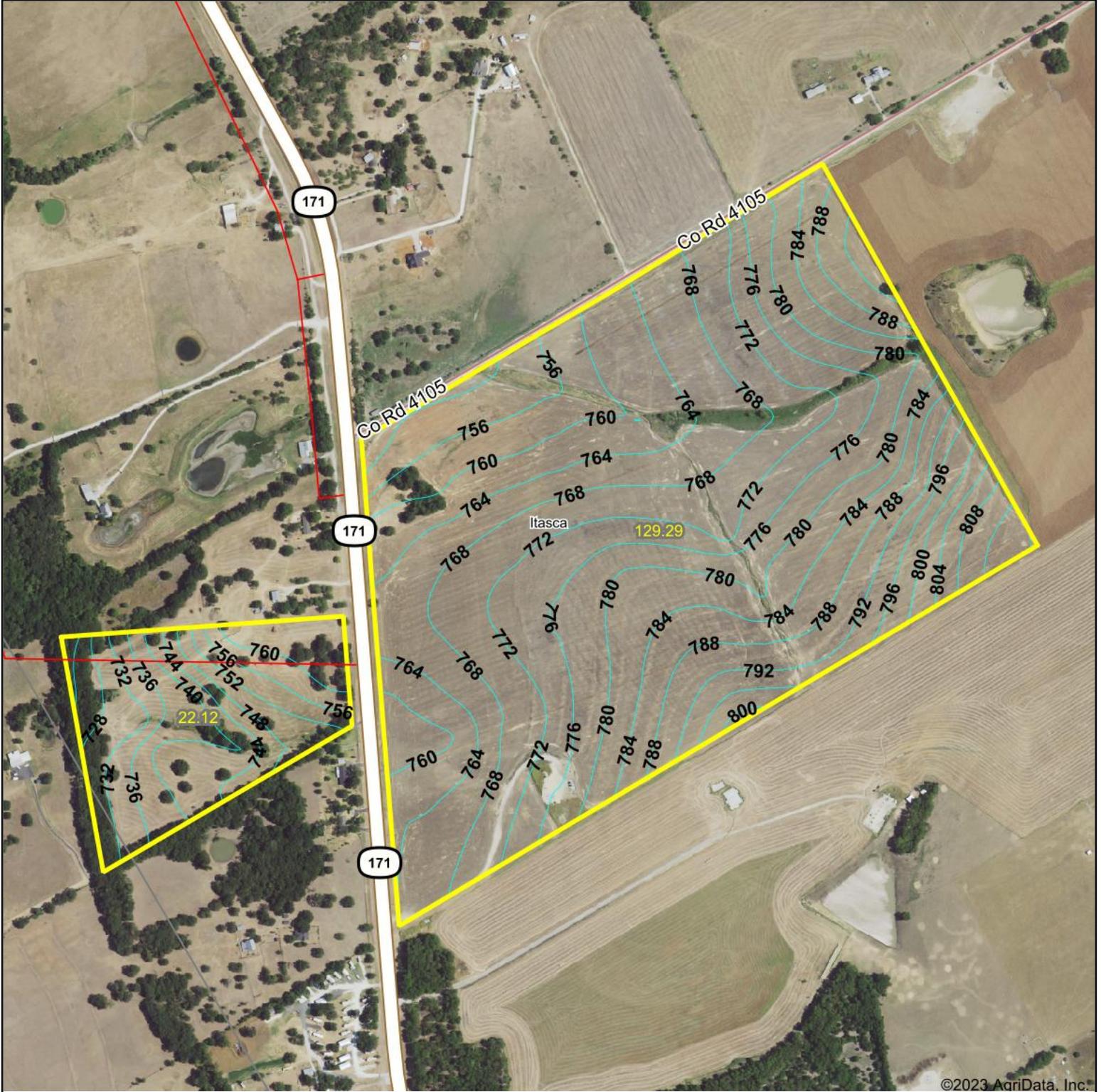
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Peanuts Lbs	Soybeans Bu	Wheat Bu	
68	Siltid loamy fine sand, 1 to 3 percent slopes	147.80	43.1%		IIIc					40	8				
27	Coving rarely flooded-Vaughan occasionally flooded complex, 0 to 2 percent slopes	115.38	33.7%		IIIc					60	8	1200			
31	Crostell fine sandy loam, 5 to 12 percent slopes	29.16	8.5%		Vle						4				
65	Pulexas soils, frequently flooded	23.93	7.0%		Vw						7.5				
41	Gasil fine sandy loam, 1 to 5 percent slopes, eroded	21.00	6.1%		IIIe	4	4		200			5		20	
66	Pursley clay loam, frequently flooded	3.30	1.0%		Vw						8				
29	Crockett fine sandy loam, 1 to 3 percent slopes	1.14	0.3%		IIIe			4	55	300	55	6.5		30	
52	Konsil fine sandy loam, 3 to 5 percent slopes	0.82	0.2%		IIIe				250	50	5.5			25	
Weighted Average						3.41	0.2	0.3	0.2	13.9	37.8	7.4	404.2	0.1	1.4

TOPOGRAPHY MAPS



TOPOGRAPHY MAP

TRACTS 1-7



©2023 AgriData, Inc.



Source: USGS 10 meter dem
Interval(ft): 4.0
Min: 723.3
Max: 816.5
Range: 93.2
Average: 770.8
Standard Deviation: 16.63 ft



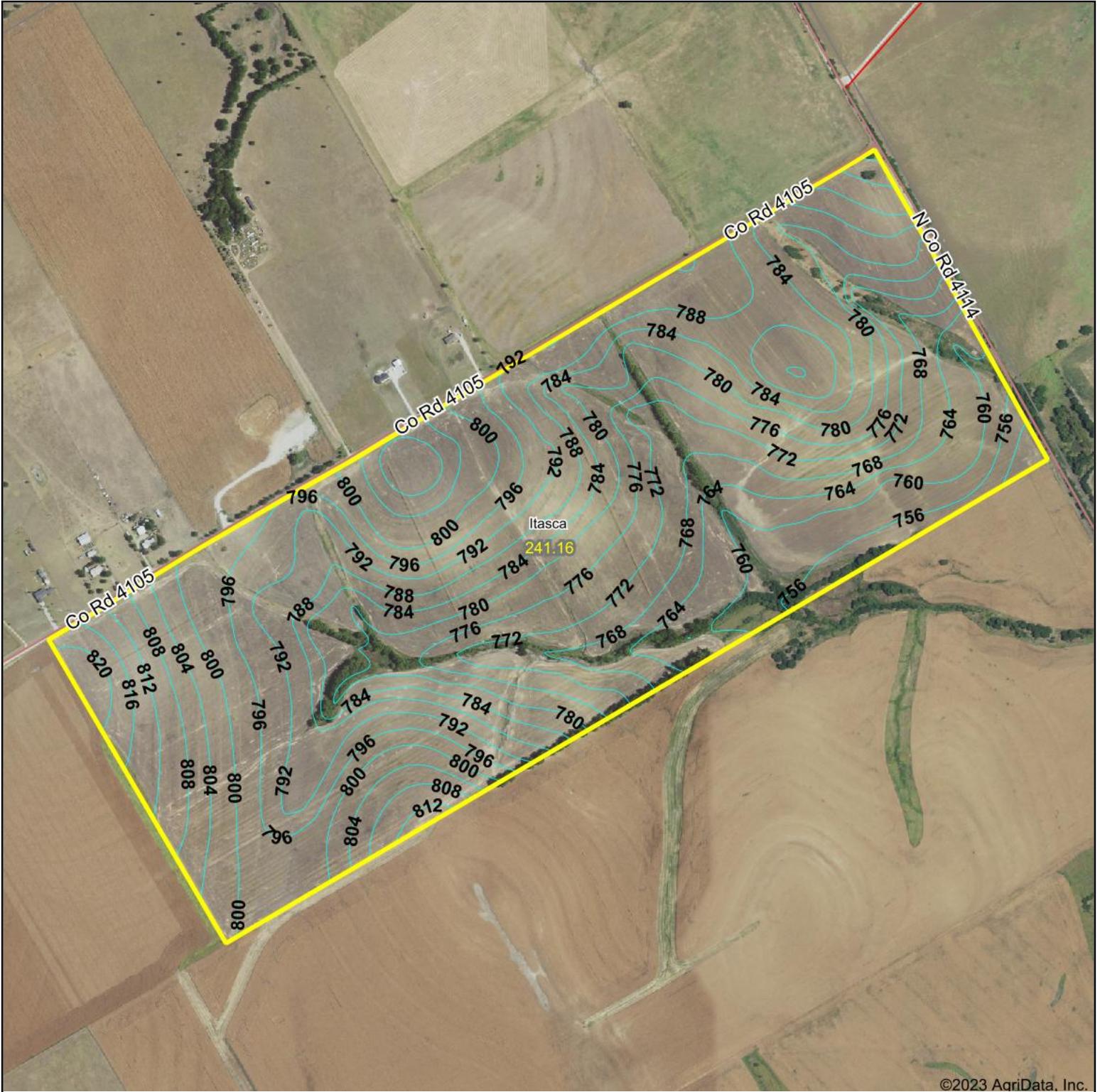
4/25/2023

Hill County
Texas

Map Center: 32° 11' 45.64, -97° 15' 21.34

TOPOGRAPHY MAP

TRACTS 8-10



©2023 AgriData, Inc.



Maps Provided By:



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www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 748.7

Max: 822.6

Range: 73.9

Average: 784.4

Standard Deviation: 15.65 ft

0ft 869ft 1739ft



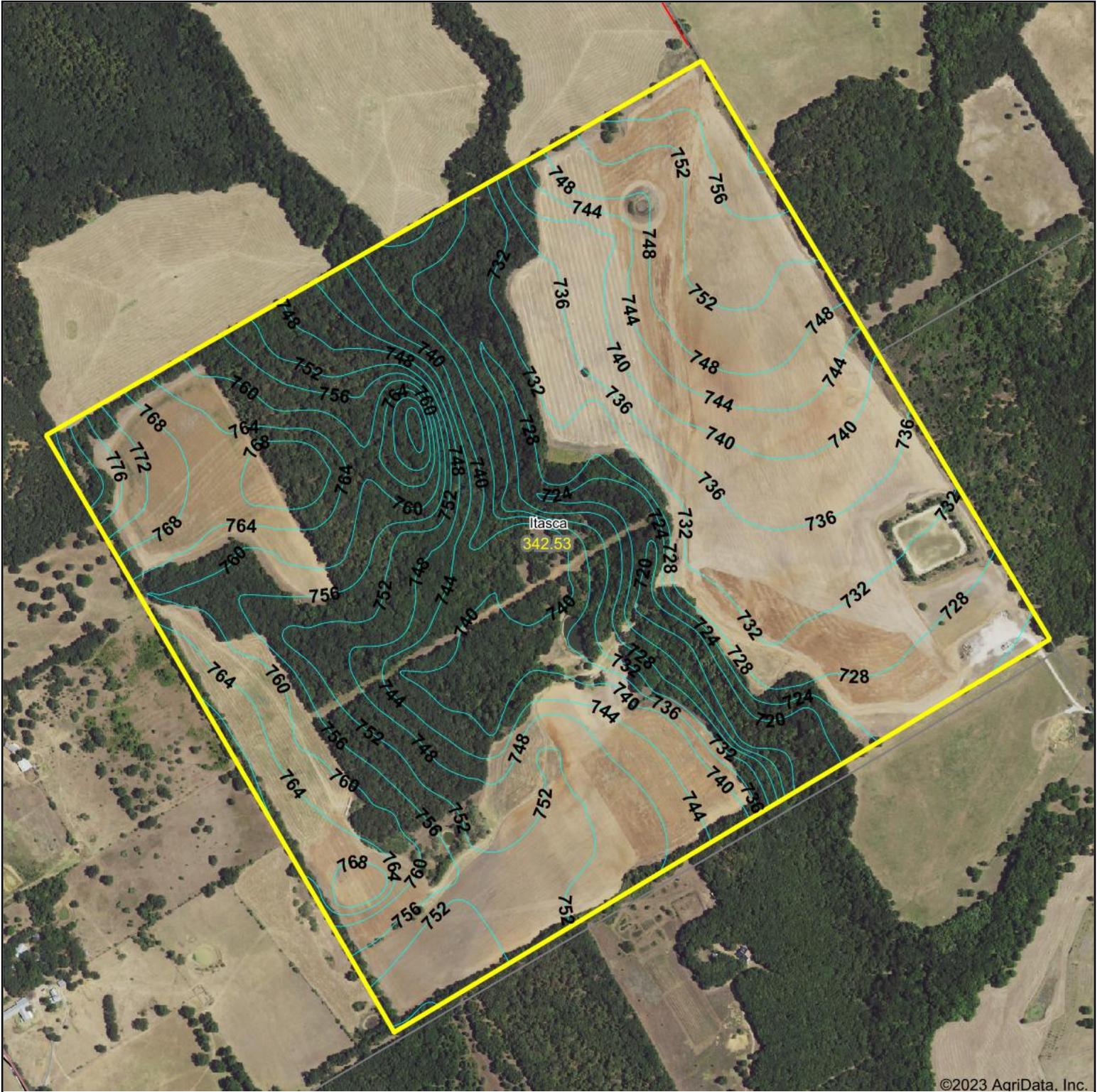
4/25/2023

Hill County
Texas

Map Center: 32° 12' 19.68, -97° 14' 8.19

TOPOGRAPHY MAP

TRACTS 11-12



©2023 AgriData, Inc.



Source: USGS 10 meter dem
Interval(ft): 4.0
Min: 716.5
Max: 784.6
Range: 68.1
Average: 745.5
Standard Deviation: 13.42 ft



4/25/2023

Hill County
Texas

Map Center: 32° 11' 57.66, -97° 16' 28.06

FLOOD ZONE MAPS



FLOOD ZONE MAP

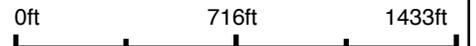
TRACTS 1-7



©2023 AgriData, Inc.



Map Center: 32° 11' 45.64, -97° 15' 21.34



Hill County
Texas



4/25/2023

Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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Flood related information provided by FEMA

FLOOD ZONE MAP

TRACTS 8-10



©2023 AgriData, Inc.



Map Center: 32° 12' 19.68, -97° 14' 8.19



Hill County
Texas



4/25/2023

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Flood related information provided by FEMA

FLOOD ZONE MAP

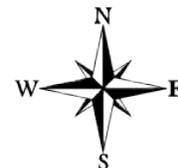
TRACTS 11-12



Map Center: 32° 11' 57.66, -97° 16' 28.06



Hill County
Texas



4/25/2023

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Flood related information provided by FEMA

TAX STATEMENTS



TAX STATEMENTS

TRACTS 1-7

Hill Tax

Property Search > 124063 JOHNSON JAMES M for Year 2022

Details | Pay Taxes

Click on a title bar to expand or collapse the information.

Property

Account

Property ID: 124063 Legal Description: L REYNOLDS A-752 TR 7 157.93 AC
 Geographic ID: 16010-75200-00070-000000 Zoning:
 Type: Real Agent Code:

Location

Property Use Code:
 Property Use Description:
 Address: 11092 ST HWY 171
 COVINGTON, 76636
 Mapsco:
 Neighborhood:
 Neighborhood CD:
 Map ID:

Owner

Name: JOHNSON JAMES M
 Mailing Address: 672 TRAILWOOD LN
 MARIETTA, GA 30064-4627
 Owner ID: 10101732
 % Ownership: 100.00000000000000%
 Exemptions:

Values

Taxing Jurisdiction

Improvement / Building

Land

Roll Value History

Deed History - (Last 3 Deed Transactions)

Tax Due

Property Tax Information as of 05/10/2023

Amount Due If Paid on:



Recalculate

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	01- HILL COLLEGE	\$45,800	\$36.88	\$36.88	\$0.00	\$0.00	\$0.00	\$0.00
2022	03- LATERAL ROAD	\$45,800	\$31.92	\$31.92	\$0.00	\$0.00	\$0.00	\$0.00
2022	02- HILL COUNTY	\$45,800	\$178.39	\$178.39	\$0.00	\$0.00	\$0.00	\$0.00
2022	05- HILL CO ESD#2	\$45,800	\$17.30	\$17.30	\$0.00	\$0.00	\$0.00	\$0.00
2022	04- HILL CO ESD#1	\$45,800	\$12.43	\$12.43	\$0.00	\$0.00	\$0.00	\$0.00
2022 TOTAL:			\$276.92	\$276.92	\$0.00	\$0.00	\$0.00	\$0.00

TAX STATEMENTS

TRACTS 8-9

Hill Tax

Property Search > 124069 JOHNSON JAMES M for Year 2022

[Details](#) | [Pay Taxes](#)

[Click on a title bar to expand or collapse the information.](#)

Property

Account	Property ID: 124069	Legal Description: L REYNOLDS A-752 TR 19 118.00 AC
	Geographic ID: 16010-75200-00190-000000	Zoning:
	Type: Real	Agent Code:
	Property Use Code:	
	Property Use Description:	
Location	Address: HCR 4105 COVINGTON, 76636	Mapsc0:
	Neighborhood:	Map ID:
	Neighborhood CD:	
Owner	Name: JOHNSON JAMES M	Owner ID: 10101732
	Mailing Address: 672 TRAILWOOD LN MARIETTA, GA 30064-4627	% Ownership: 100.000000000000%
		Exemptions:

Values

Taxing Jurisdiction

Improvement / Building

Land

Roll Value History

Deed History - (Last 3 Deed Transactions)

Tax Due

Property Tax Information as of 05/10/2023

Amount Due If Paid on:



[Recalculate](#)

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	01- HILL COLLEGE	\$34,220	\$27.56	\$27.56	\$0.00	\$0.00	\$0.00	\$0.00
2022	03- LATERAL ROAD	\$34,220	\$23.85	\$23.85	\$0.00	\$0.00	\$0.00	\$0.00
2022	02- HILL COUNTY	\$34,220	\$133.28	\$133.28	\$0.00	\$0.00	\$0.00	\$0.00
2022	05- HILL CO ESD#2	\$34,220	\$12.93	\$12.93	\$0.00	\$0.00	\$0.00	\$0.00
2022	04- HILL CO ESD#1	\$34,220	\$9.29	\$9.29	\$0.00	\$0.00	\$0.00	\$0.00
2022 TOTAL:			\$206.91	\$206.91	\$0.00	\$0.00	\$0.00	\$0.00

TAX STATEMENTS

TRACT 10

Hill Tax

Property Search > 124114 JOHNSON JAMES M for Year 2022

Details | Pay Taxes

Click on a title bar to expand or collapse the information.

Property

Account
 Property ID: 124114
 Geographic ID: 16010-75200-90191-000000
 Type: Real
 Property Use Code:
 Property Use Description:
Location
 Address: HCR 4105
 COVINGTON, 76636
 Neighborhood:
 Neighborhood CD:
Owner
 Name: JOHNSON JAMES M
 Mailing Address: 672 TRAILWOOD LN
 MARIETTA, GA 30064-4627
 Legal Description: L REYNOLDS A-752 TR 19A 118.00 AC
 Zoning:
 Agent Code:

Mapsco:
Map ID:
Owner ID: 10101732
% Ownership: 100.00000000000000%
Exemptions:

- ▶ Values
- ▶ Taxing Jurisdiction
- ▶ Improvement / Building
- ▶ Land
- ▶ Roll Value History
- ▶ Deed History - (Last 3 Deed Transactions)
- ▶ Tax Due

Property Tax Information as of 05/10/2023

Amount Due If Paid on:



Recalculate

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	01- HILL COLLEGE	\$34,220	\$27.56	\$27.56	\$0.00	\$0.00	\$0.00	\$0.00
2022	03- LATERAL ROAD	\$34,220	\$23.85	\$23.85	\$0.00	\$0.00	\$0.00	\$0.00
2022	02- HILL COUNTY	\$34,220	\$133.28	\$133.28	\$0.00	\$0.00	\$0.00	\$0.00
2022	05- HILL CO ESD#2	\$34,220	\$12.93	\$12.93	\$0.00	\$0.00	\$0.00	\$0.00
2022	04- HILL CO ESD#1	\$34,220	\$9.29	\$9.29	\$0.00	\$0.00	\$0.00	\$0.00
2022 TOTAL:			\$206.91	\$206.91	\$0.00	\$0.00	\$0.00	\$0.00

TAX STATEMENTS

TRACTS 11-12

Hill Tax

Property Search > 123684 JOHNSON JAMES M for Year 2022

Details | Pay Taxes

Click on a title bar to expand or collapse the information.

▼ Property

Account
 Property ID: 123684 Legal Description: E CABLER A-113 TR 25 332.50 AC
 Geographic ID: 16010-11300-00250-000000 Zoning:
 Type: Real Agent Code:

Location
 Address: HCR 1413 Mapsco:
 COVINGTON, 76636 Map ID:
 Neighborhood:
 Neighborhood CD:

Owner
 Name: JOHNSON JAMES M Owner ID: 10101732
 Mailing Address: 672 TRAILWOOD LN % Ownership: 100.000000000000%
 MARIETTA, GA 30064-4627 Exemptions:

► Values

► Taxing Jurisdiction

► Improvement / Building

► Land

► Roll Value History

► Deed History - (Last 3 Deed Transactions)

▼ Tax Due

Property Tax Information as of 05/10/2023

Amount Due If Paid on:

[Recalculate](#)

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	01- HILL COLLEGE	\$536,450	\$432.00	\$432.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	03- LATERAL ROAD	\$536,450	\$373.83	\$373.83	\$0.00	\$0.00	\$0.00	\$0.00
2022	02- HILL COUNTY	\$536,450	\$2089.44	\$2089.44	\$0.00	\$0.00	\$0.00	\$0.00
2022	05- HILL CO ESD#2	\$536,450	\$202.69	\$202.69	\$0.00	\$0.00	\$0.00	\$0.00
2022	04- HILL CO ESD#1	\$536,450	\$145.61	\$145.61	\$0.00	\$0.00	\$0.00	\$0.00
2022 TOTAL:			\$3243.57	\$3243.57	\$0.00	\$0.00	\$0.00	\$0.00

PROPERTY PHOTOS



TRACTS 1-6 - HWY FRONTAGE



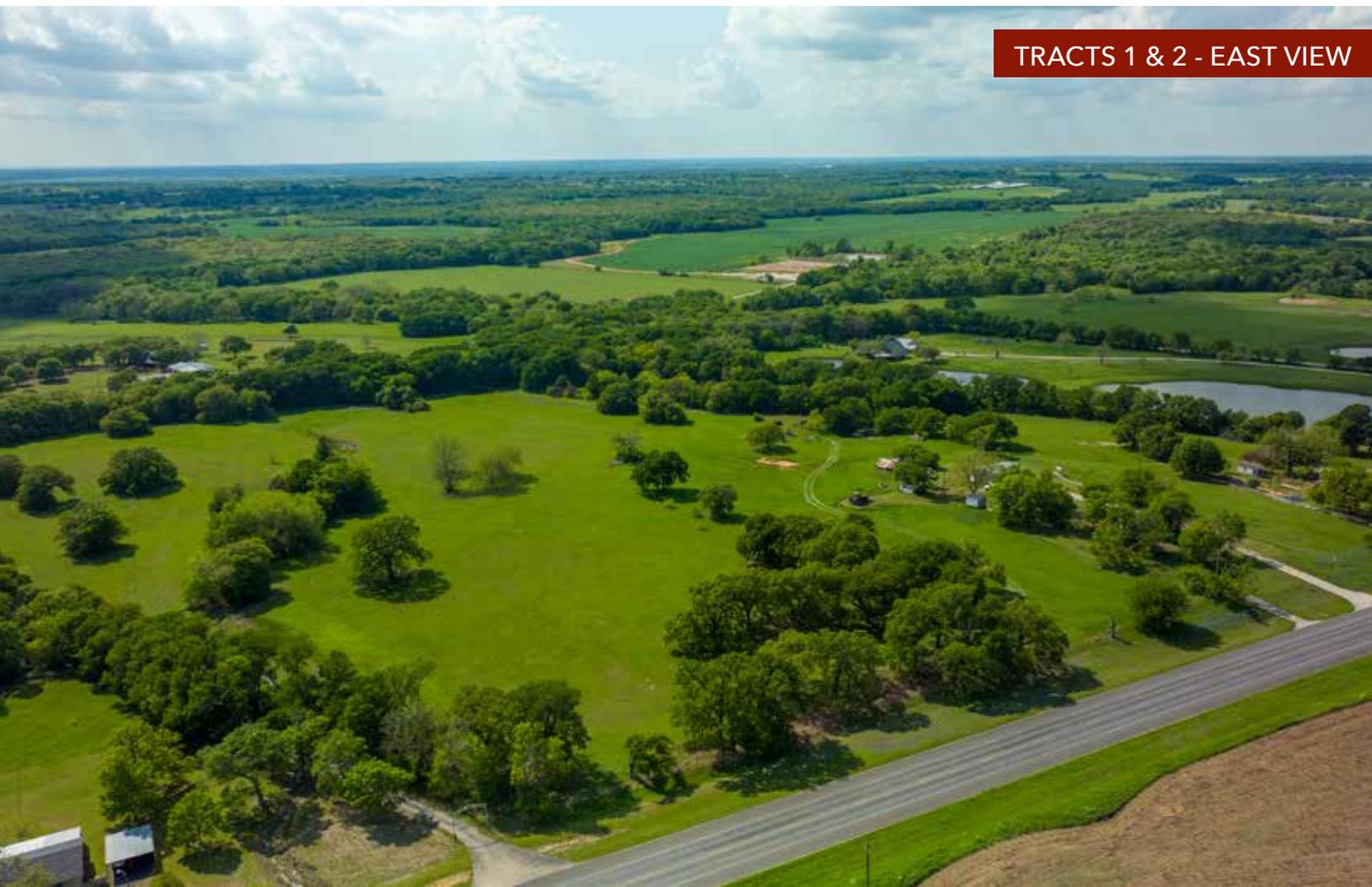
TRACT 1



TRACT 1



TRACTS 1 & 2 - EAST VIEW



TRACT 2



TRACT 2





TRACTS 3-7 - NORTHWEST VIEW



TRACTS 3-7 - SOUTHWEST VIEW



TRACT 3



TRACT 3



TRACT 4



TRACT 4



TRACT 5



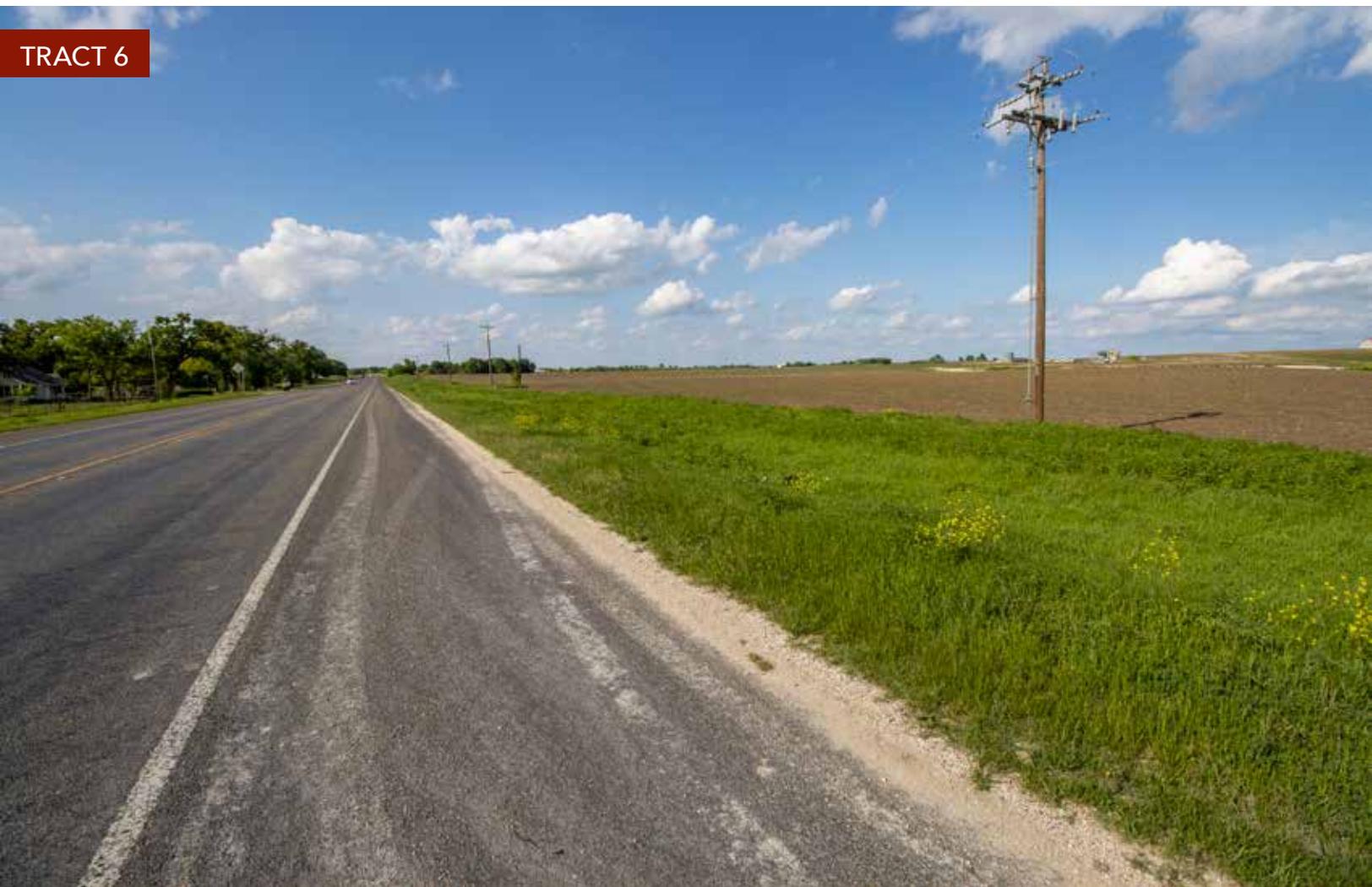
TRACT 5



TRACT 6



TRACT 6



TRACT 7 - NORTHEAST VIEW



TRACT 7



TRACT 7



TRACT 7

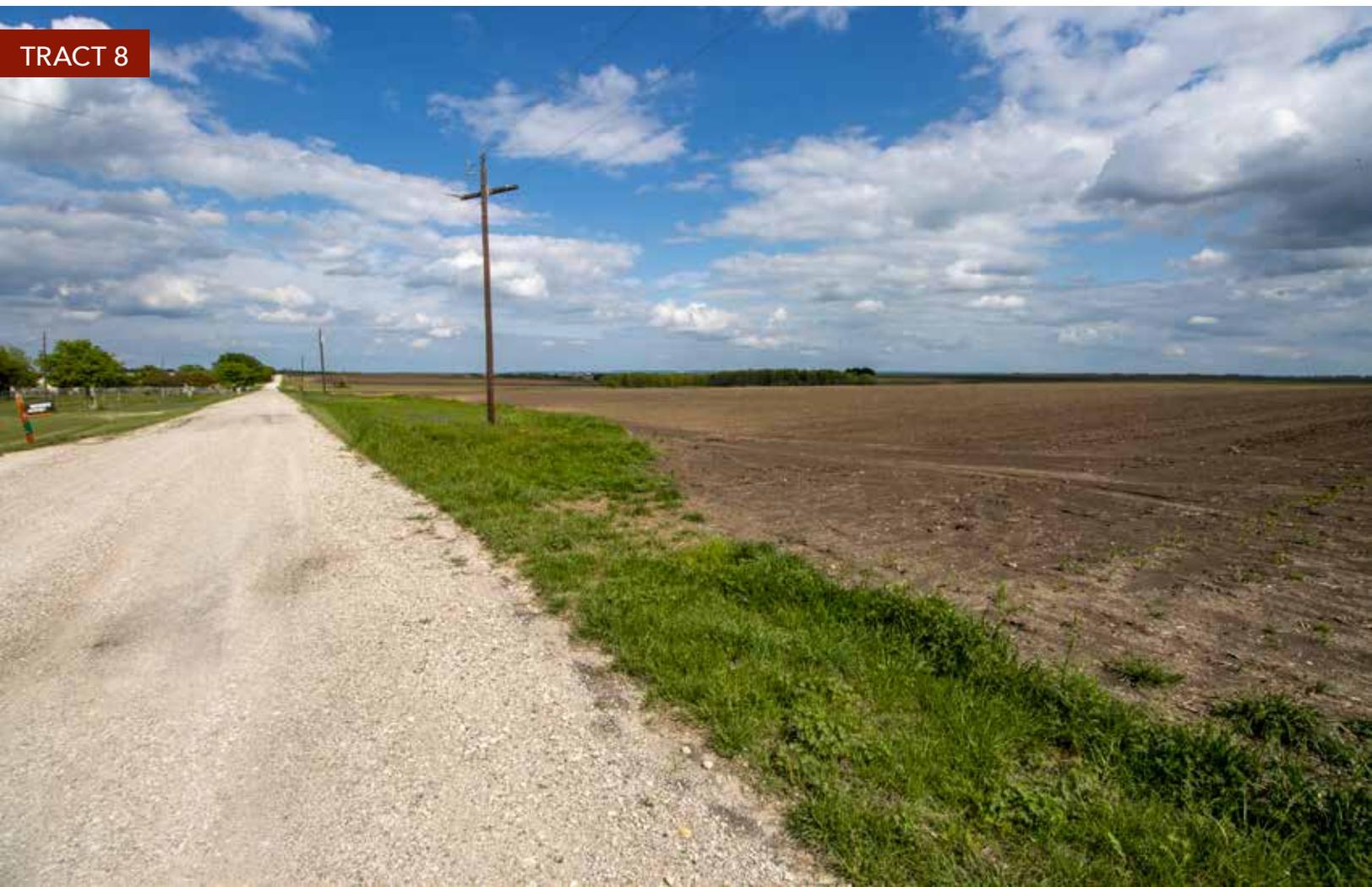




TRACT 8



TRACT 8





TRACT 9



TRACT 9



TRACT 10 - NORTHEAST VIEW



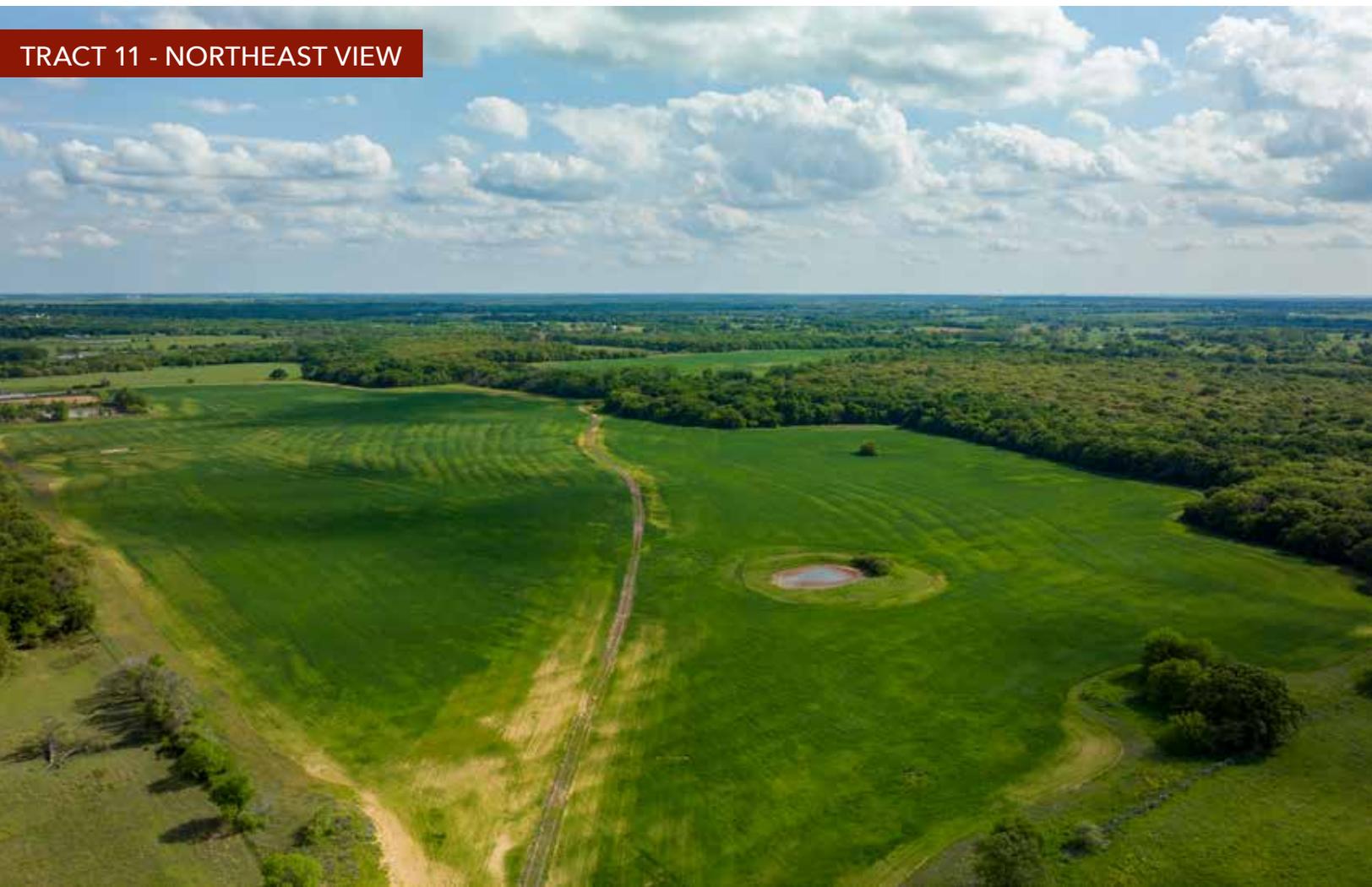
TRACT 10



TRACTS 11-12



TRACT 11 - NORTHEAST VIEW





TRACT 11



TRACT 11



TRACT 12 - NORTHWEST VIEW



TRACT 12 - SOUTHWEST VIEW



TRACT 12



TRACT 12







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