

WHITLEY COUNTY, INDIANA

Productive **TILLABLE** **LAND AUCTION**

7± miles southeast of South Whitley • 12± miles south of Columbia City
19± miles west of Fort Wayne

WEDNESDAY
APRIL 12 at 6PM

held at Eagle's Nest Event Center, Columbia City, Indiana • online bidding available

INFORMATION

Booklet

157± acres
OFFERED IN 5 TRACTS

PEWAMO & BLOUNT SOILS
EXCELLENT DRAINAGE OUTLETS
POTENTIAL BUILDING SITES
MATURE WOODS

**2017
FARMING
RIGHTS!**

800.451.2709

 **SCHRADER**
Real Estate and Auction Company, Inc.

SchraderAuction.com

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.

AUCTION
MANAGERS

RITTER COX • 260.609.3306 • ritter@schraderauction.com
KEVIN JORDAN • 260.244.7606 • kevin@schraderauction.com



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

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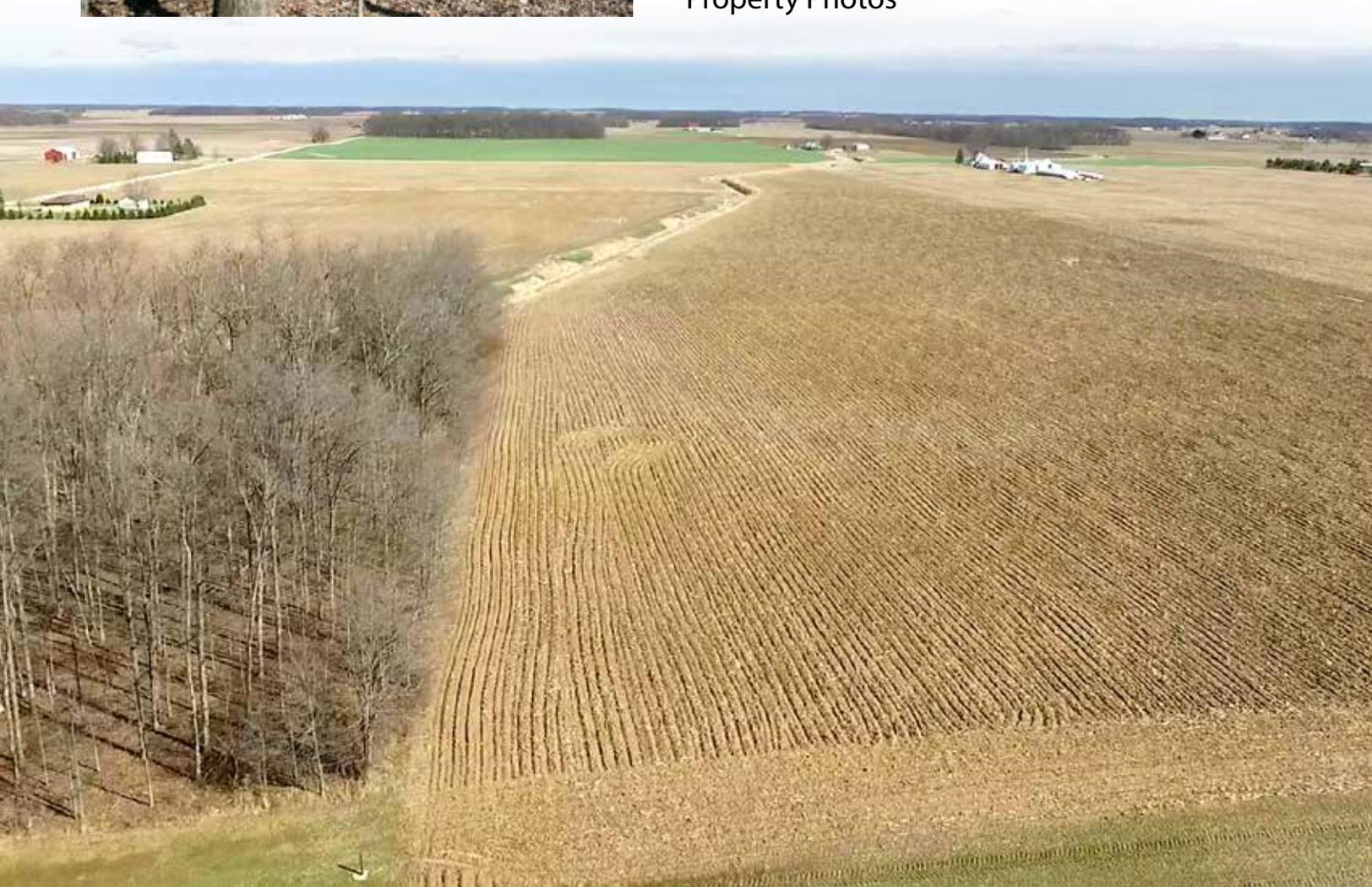
Culvert Expenses

2016 Lime Applied

Tile Maps

Title Work

Property Photos



BIDDER PRE-REGISTRATION FORM

WEDNESDAY, APRIL 12, 2017

157 ACRES – WHITLEY COUNTY, INDIANA

This form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725
Fax # 260-244-4431, no later than Wednesday, April 5, 2017.

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
157± Acres • Whitley County, Indiana
Wednesday, April 12, 2017

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 Wednesday, April 12, 2017 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) 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

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, Wednesday, April 5, 2017**. Send your deposit and return this form via fax to: **260-244-4431**.

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 260-229-1904.

TRACT DESCRIPTIONS

Productive TILLABLE LAND AUCTION

WHITLEY COUNTY, INDIANA

7± miles southeast of South Whitley • 12± miles south of Columbia City • 19± miles west of Fort Wayne

157± acres

OFFERED IN 4 TRACTS

TRACT 1: 26± acres of productive farmland. 24.38± acres of cropland per FSA, including a high percent of Blount and Pewamo soils with good drainage outlets.

TRACT 2: 44± acres with a mix of productive tillable farmland and recreational wooded land. 38.03± acres of cropland per FSA, with a high percentage being highly productive Blount and Pewamo soils including good drainage outlets. Possible building tract for country home with highly productive income producing soils.

TRACT 3: 68± acres of level productive tillable farmland.

Tract includes a mixture of Blount silt loam, Pewamo and some Glynwood loam. Combine with tracts 1 and 2 for 130.46± acres of total cropland and some of the most productive soils in this area.

TRACT 4: 18± acres of recreational wooded ground. Hunting and timber possibilities abound in this nice woods. Possible wooded building site with approximately 375 feet of road frontage on CR 1000 S.

TRACT 5: 1.5± acres "SWING TRACT"

AUCTION TERMS & CONDITIONS:

PROCEDURE: This property will be offered in 4 individual tracts or any combination of tracts, and as a total 157± acres. 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.

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

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, 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.

CLOSING: The balance of the purchase price is due at closing. Closing to be held within 30 days after auction or as soon as possible upon attaining subdivision approval if applicable.

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

POSSESSION: Immediate possession for farming purposes available. Contact Auction Company for details.

REAL ESTATE TAXES: Buyer shall assume the 2017 real estate taxes due in 2018. Buyer shall assume any 2017 Ditch Assessments due after closing.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description.

SURVEY: The Seller(s) shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50:50 between Buyer(s) and Seller. The type of survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller. Tracts bid in combinations shall receive a perimeter survey only.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All

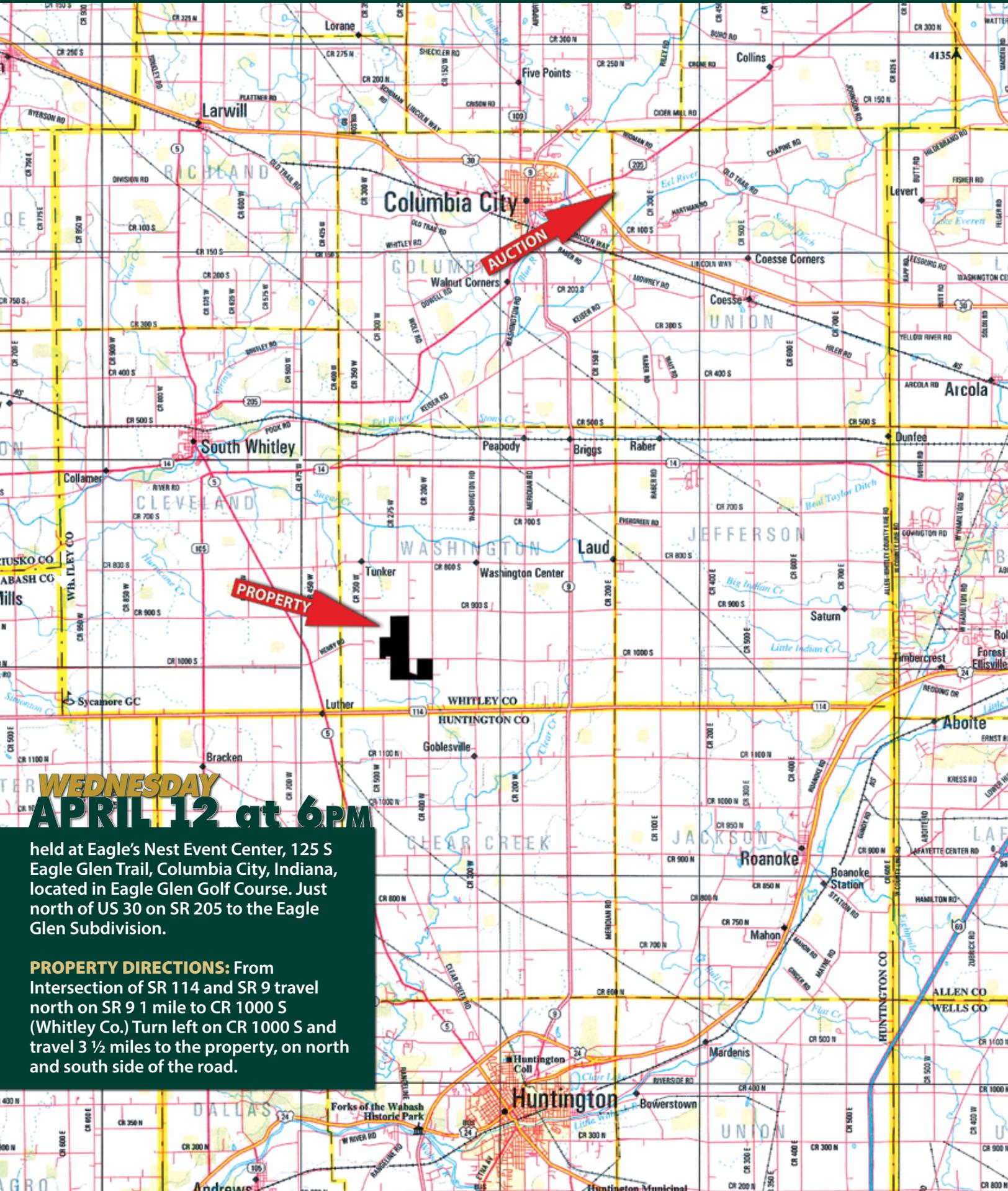
information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by 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.

Owner: Keuneke Estate

LOCATION MAP

LOCATION MAP



WEDNESDAY
APRIL 12 at 6PM

held at Eagle's Nest Event Center, 125 S Eagle Glen Trail, Columbia City, Indiana, located in Eagle Glen Golf Course. Just north of US 30 on SR 205 to the Eagle Glen Subdivision.

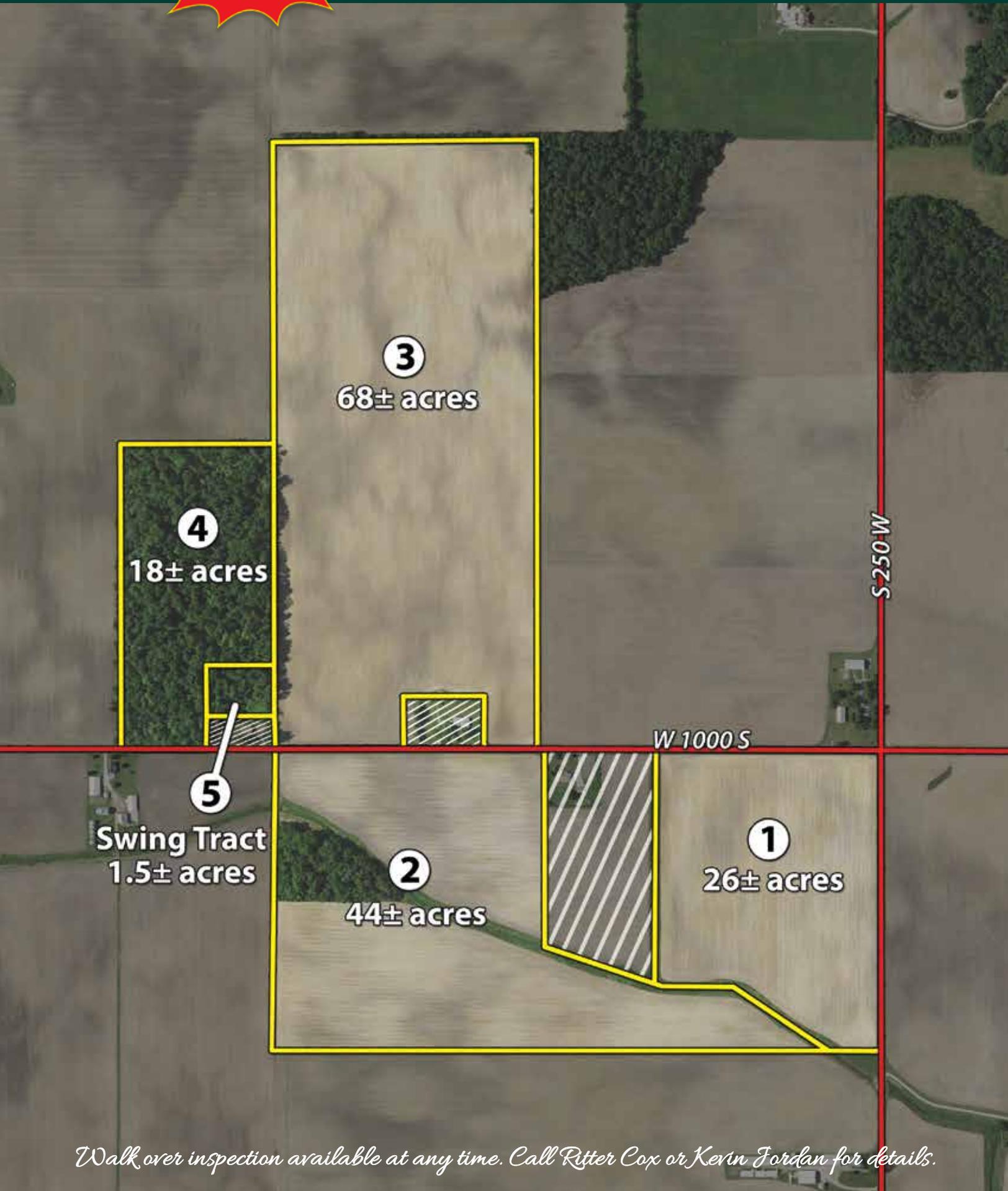
PROPERTY DIRECTIONS: From Intersection of SR 114 and SR 9 travel north on SR 9 1 mile to CR 1000 S (Whitley Co.) Turn left on CR 1000 S and travel 3 ½ miles to the property, on north and south side of the road.



TRACT MAP

UPDATED

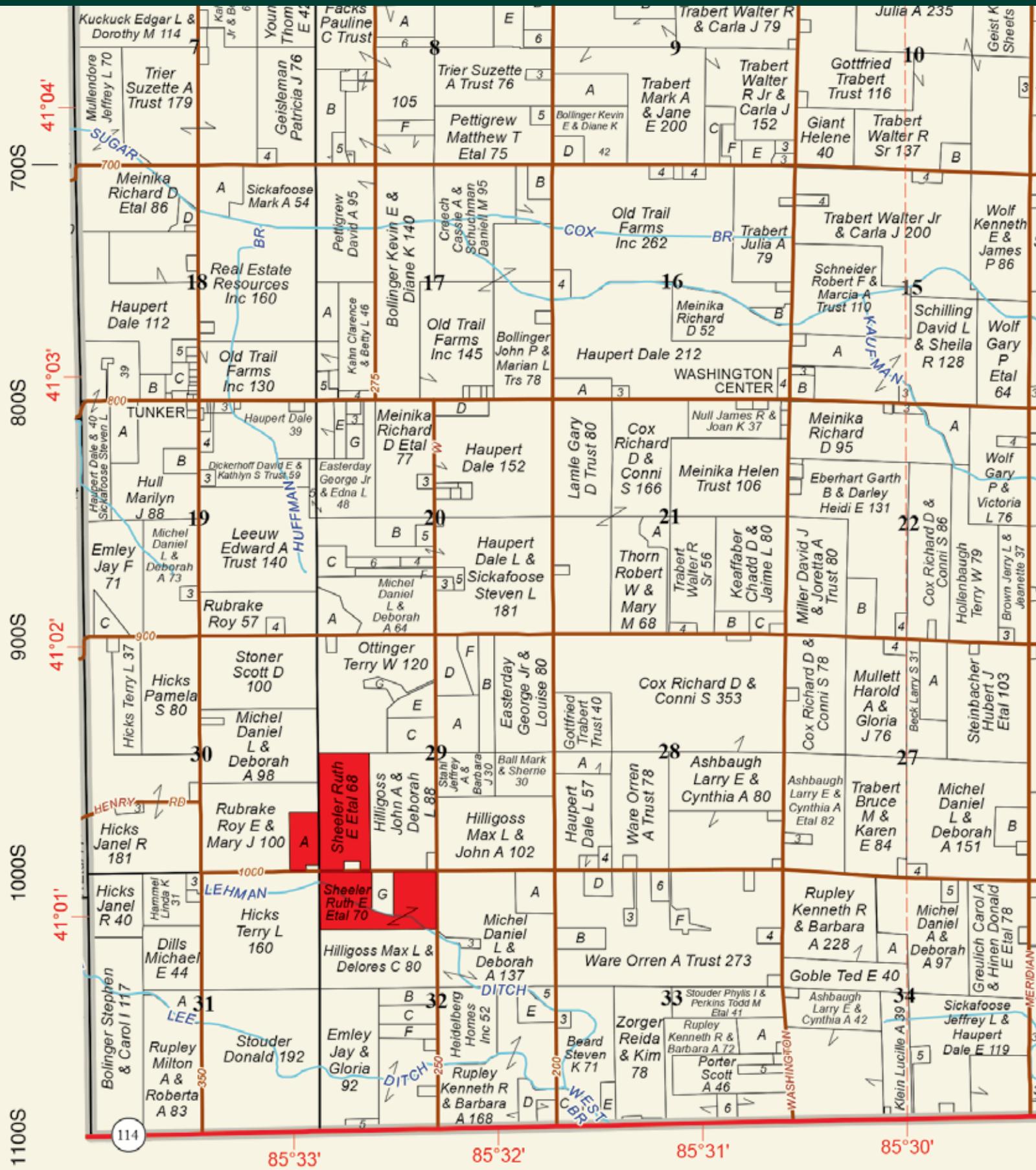
TRACT MAP



Walk over inspection available at any time. Call Ritter Cox or Kevin Jordan for details.

PLAT MAP

PLAT MAP

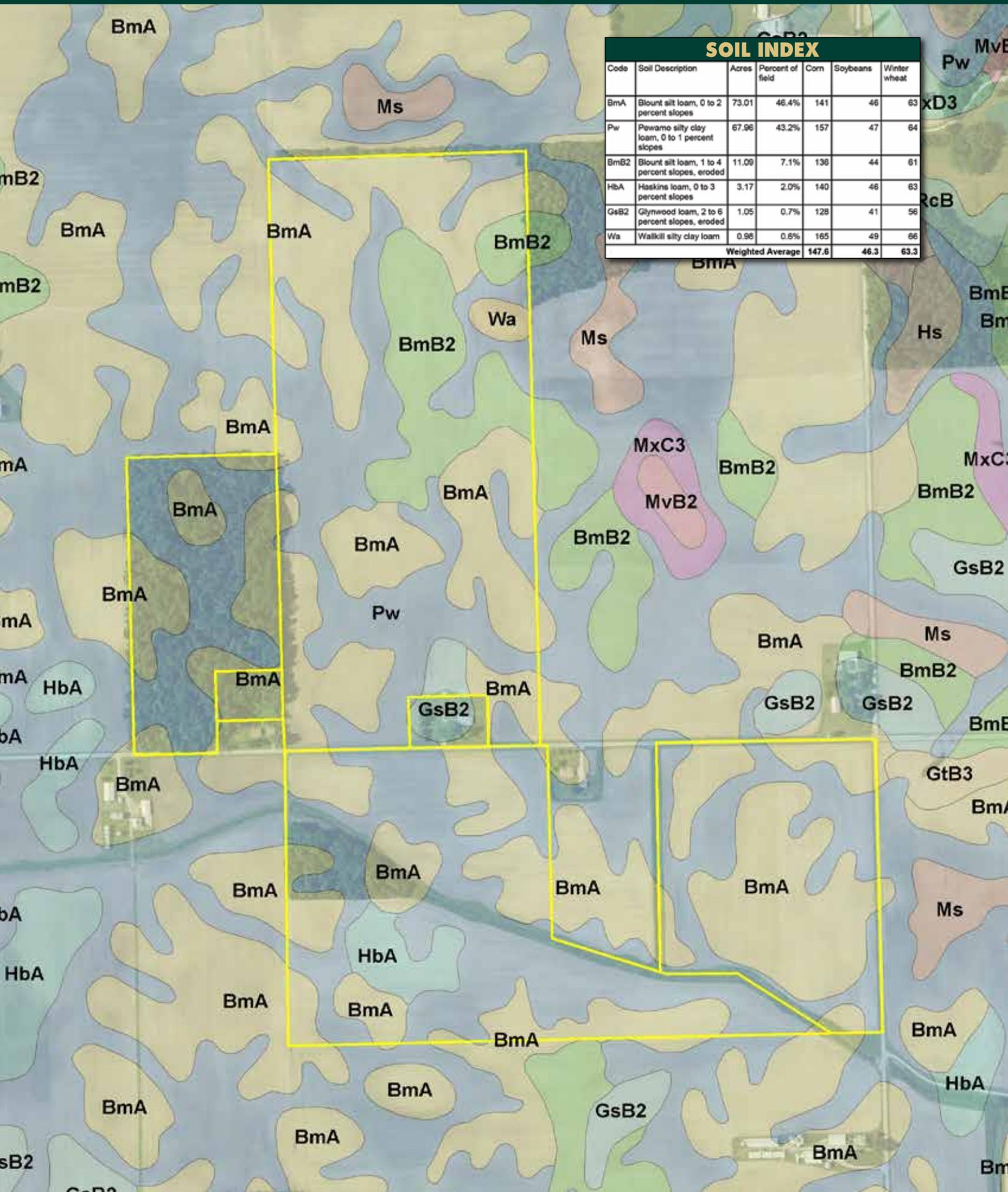


HUNTINGTON COUNTY

400W 300W 200W 100W 0

SOILS MAP

SOILS MAP



SOIL INDEX

Code	Soil Description	Acres	Percent of field	Corn	Soybeans	Winter wheat
BmA	Blount silt loam, 0 to 2 percent slopes	73.01	46.4%	141	46	63
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	67.96	43.2%	157	47	64
BmB2	Blount silt loam, 1 to 4 percent slopes, eroded	11.09	7.1%	136	44	61
HbA	Haskins loam, 0 to 3 percent slopes	3.17	2.0%	140	46	63
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	1.05	0.7%	128	41	56
Wa	Walkill silty clay loam	0.98	0.6%	165	49	66
Weighted Average				147.6	46.3	63.3

FSA INFORMATION & MAPS

FSA INFORMATION

Indiana
Whitley
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4533
Prepared: 3/15/17 1:21 PM
Crop Year: 2017
Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier Recon Number
WASHINGTON TWP

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
137.67	129.75	129.75	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	129.75	0.0	0.0				

ARC/PLC

ARC-IC
NONE

ARC-CO
CORN, SOYBN

PLC
NONE

PLC-Default
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	65.1		121	0.0
SOYBEANS	64.65		36	0.0
Total Base Acres:	129.75			

Tract Number: 10598 Description: E10/T30N/R9E/SEC29&32/WASHINGTON TWP/WHITLEY CO

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
137.67	129.75	129.75	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	129.75	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	65.1		121	0.0
SOYBEANS	64.65		36	0.0
Total Base Acres:	129.75			

Owners: ARNOLD C KEUNEKE

Other Producers: None

FSA MAP

USDA Farm 4533 Tract 10598

Map prepared on: 3/21/2016

Administered by: Whitley County, Indiana

CRP

TRS: 30N9E29

CLU

Whitley Co., IN



137.67 Tract acres

129.75 Cropland acres

0 CRP acres

Wetland Determination Identifiers:

● Restricted Use

▽ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names

CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	67.34	N	2				Y
2	14.62	N	2				Y
3	24.38	N	2				Y
4	23.41	N	2				Y



Farm 4533 Tract 10598

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.

COUNTY INFORMATION

COUNTY INFORMATION



Summary

Parcel ID 92-09-29-000-302.001-013
Alternate ID
Property Address W 1000 S
 South Whitley, IN 46787
Sec/Twp/Rng 29/30/9
Tax Set Washington Township
Subdivision N/A
Brief Tax Description PT SW4 S29 T30 R9 68.163A LIFE ESTATE ARNOLD C KEUNEKE
 (Note: Not to be used on legal documents)
Book/Page 2011030201
Acres 68.163
Class 100 - Ag - Vacant lot

Owners

Deeded Owner
 Sheeler, Ruth Ellen; Keuneke, Carl Edward; Snyder, Patricia Ann;
 Klemm, Jane Ann; Nutt, James O & Martha L, Trustees Of The
 James O & Martha L Nutt Living Trust
 2749 W 1000 S
 South Whitley, IN 46787

Land

Land Type	Soil ID	Actual Front	Acres	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
PUBLIC ROAD/ROW	BMA		0.704			1.00	1.00		1,960.00	1,960.00	1,380.00	0 -100%	0
TILLABLE LAND	PW		24.324			1.11			1,960.00	2,176.00	52,930.00		52,930
TILLABLE LAND	BMA		29.014			0.89			1,960.00	1,744.00	50,600.00		50,600
WOODLAND	PW		0.291			1.11			1,960.00	2,176.00	630.00	0 -80%	130
WOODLAND	BMA		0.182			0.89			1,960.00	1,744.00	320.00	0 -80%	60
TILLABLE LAND	BMB2		10.326			0.85			1,960.00	1,666.00	17,200.00		17,200
WOODLAND	BMB2		0.741			0.85			1,960.00	1,666.00	1,230.00	0 -80%	250
TILLABLE LAND	WA		0.836			0.85			1,960.00	1,666.00	1,390.00		1,390
TILLABLE LAND	GSB2		1.345			0.77			1,960.00	1,509.00	2,030.00		2,030
FARM BUILDINGS	GSB2		0.400			0.77			1,960.00	1,509.00	600.00	0 -40%	360

Land Detail Value Sum 124,950.00

COUNTY INFORMATION

Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
17350	3/17/2011	Change Ownership	Warranty Deed	2011030201			Sheeler, Ruth Ellen Etal	Sheeler, Ruth Ellen; Keuneke, Carl Edward; Snyder, Patricia Ann; Klemm, Jane Ann; Nutt, James O & Martha L, trustees of the James O & Martha L Nutt Living Trust

Sales

Date	Owner 1	Owner 2	Book & Page	Amount
3/17/2011	Sheeler, Ruth Ellen=Keuneke, Carl Ed			\$0.00
6/13/2006	SPLIT FROM KEUNEKE ARNOLD C			\$0.00

Valuation

Assessment Year		01/01/2016	03/01/2015	03/01/2014	03/01/2013	03/01/2012
Reason for Change		Annual Trend	Annual Trend	Annual Trend	Annual Trend	Trending
VALUATION	Land	\$124,900	\$130,700	\$130,700	\$112,900	\$104,600
(Assessed Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$124,900	\$130,700	\$130,700	\$112,900	\$104,600
VALUATION	Land	\$124,900	\$130,700	\$130,700	\$112,900	\$104,600
(True Tax Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$124,900	\$130,700	\$130,700	\$112,900	\$104,600

Tax History

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.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2016 Pay 2017	Special Assessment Detail	Tax	Goble E #34 AB 1st Installment Tax	\$29.91	\$29.91
2016 Pay 2017	Special Assessment Detail	Tax	Goble E #34 AB 2nd Installment Tax	\$29.91	\$29.91
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$956.40	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$956.40	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Goble E #34 AB 1st Installment Tax	\$29.91	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Goble E #34 AB 2nd Installment Tax	\$29.91	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$905.16	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$905.16	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Goble E #34 AB 1st Installment Tax	\$29.91	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Goble E #34 AB 2nd Installment Tax	\$29.91	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$802.15	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$802.15	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #34 A 1st Installment Tax	\$0.00	\$0.00

COUNTY INFORMATION

Tax Year	Type	Category	Description	Amount	Bal Due
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #34 A 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #34 AB 1st Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Goble E #34 AB 2nd Installment Tax	\$59.82	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$762.17	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$762.17	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Goble E #34 AB 1st Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Goble E #34 AB 2nd Installment Tax	\$30.00	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$663.83	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$663.83	\$0.00

Total:

Tax Year	Amount	Bal Due
2016 Pay 2017	\$59.82	\$59.82
2015 Pay 2016	\$1,972.62	\$0.00
2014 Pay 2015	\$1,870.14	\$0.00
2013 Pay 2014	\$1,664.12	\$0.00
2012 Pay 2013	\$1,554.34	\$0.00
2011 Pay 2012	\$1,327.66	\$0.00

Property taxes for 2015 Pay 2016 are certified.

First installment for 2015 Pay 2016 tax is due May 10th. The second installment is due November 10th.

Payments

Detail:

Tax Year	Payment Date	Paid By	Amount
2015 Pay 2016	4/19/2016	Keuneke, Carl or Arnold	\$1,972.62
2014 Pay 2015	4/16/2015	Sheeler, Ruth Ellen; Keuneke, Carl Edward; Snyder, Patricia	\$1,870.14
2013 Pay 2014	4/21/2014	Keuneke, Arnold C	\$1,664.12
2012 Pay 2013	4/22/2013	Sheeler, Ruth Ellen; Keuneke, Carl Edward; Snyder, Patricia	\$1,554.34
2011 Pay 2012	5/1/2012	Keuneke, Arnold C	\$1,327.66

Total:

Tax Year	Amount
2015 Pay 2016	\$1,972.62
2014 Pay 2015	\$1,870.14
2013 Pay 2014	\$1,664.12
2012 Pay 2013	\$1,554.34
2011 Pay 2012	\$1,327.66

No data available for the following modules: Residential Dwellings, Improvements, Deductions, Sketches.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the Information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

Last Data Upload: 2/21/2017 7:20:59 PM

COUNTY INFORMATION



Summary

Parcel ID 92-09-30-000-202.000-013
Alternate ID 9204-30-30-202
Property Address W 1000 S
 South Whitley, IN 46787
Sec/Twp/Rng 30/30/9
Tax Set Washington Township
Subdivision N/A
Brief Tax Description E2 SE4 SE4 EX SE COR S30 T30 R9 19A LIFE ESTATE ARNOLD C KEUNEKE
 (Note: Not to be used on legal documents)
Book/Page 2011030201
Acres 19.000
Class 100 - Ag - Vacant lot

Owners

Deeded Owner
 Sheeler, Ruth Ellen; Keuneke, Carl Edward; Snyder, Patricia Ann;
 Klemm, Jane Ann; Nutt, James O & Martha L, Trustees Of The
 James O & Martha L Nutt Living Trust
 2749 W 1000 S
 South Whitley, IN 46787

Land

Land Type	Soil ID	Actual Front Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
PUBLIC ROAD/ROW	BMA	0.224			1.00	1.00		1,960.00	1,960.00	440.00	0 -100%	0.00
WOODLAND	Pw	10.055			1.11			1,960.00	2,176.00	21,880.00	0 -80%	4,380.00
WOODLAND	BMA	8.721			0.89			1,960.00	1,744.00	15,210.00	0 -80%	3,040.00

Land Detail Value Sum 7,420.00

Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
17350	3/17/2011	Change Ownership	Warranty Deed	2011030201			Sheeler, Ruth Ellen=Keuneke, Carl Edward=Nutt, Martha Louise=Snyder, Patricia Ann & Klemm, Jane Ann	Sheeler, Ruth Ellen; Keuneke, Carl Edward; Snyder, Patricia Ann; Klemm, Jane Ann; Nutt, James O & Martha L, trustees of the James O & Martha L Nutt Living Trust

COUNTY INFORMATION

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
10292	6/13/2006	Change Ownership	Warranty Deed	2006060273			Keuneke, Arnold C	Sheeler, Ruth Ellen=Keuneke, Carl Edward=Nutt, Martha Louise=Snyder, Patricia Ann & Klemm, Jane Ann

Sales

Date	Owner 1	Owner 2	Book & Page	Amount
3/17/2011	Sheeler, Ruth Ellen=Keuneke, Carl Ed			\$0.00
6/13/2006	KEUNEKE ARNOLD C & LOUISE E			\$0.00

Valuation

Assessment Year		01/01/2016	03/01/2015	03/01/2014	03/01/2013	03/01/2012
Reason for Change		Annual Trend	Annual Trend	Annual Trend	Annual Trend	Trending
VALUATION	Land	\$7,400	\$7,800	\$7,800	\$6,700	\$6,200
(Assessed Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$7,400	\$7,800	\$7,800	\$6,700	\$6,200
VALUATION	Land	\$7,400	\$7,800	\$7,800	\$6,700	\$6,200
(True Tax Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$7,400	\$7,800	\$7,800	\$6,700	\$6,200

Tax History

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.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$57.08	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$57.08	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$54.02	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$54.02	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$47.60	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$47.60	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$45.18	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$45.18	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$39.33	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$39.33	\$0.00

Total:

Tax Year	Amount	Bal Due
2015 Pay 2016	\$114.16	\$0.00

COUNTY INFORMATION

Tax Year	Amount	Bal Due
2014 Pay 2015	\$108.04	\$0.00
2013 Pay 2014	\$95.20	\$0.00
2012 Pay 2013	\$90.36	\$0.00
2011 Pay 2012	\$78.66	\$0.00

Property taxes for 2015 Pay 2016 are certified.

First installment for 2015 Pay 2016 tax is due May 10th. The second installment is due November 10th.

Payments

Detail:

Tax Year	Payment Date	Paid By	Amount
2015 Pay 2016	4/19/2016	Keuneke, Carl or Arnold	\$114.16
2014 Pay 2015	4/16/2015	Arnold or Carl Keuneke	\$108.04
2013 Pay 2014	4/21/2014	Keuneke, Arnold C	\$95.20
2012 Pay 2013	4/22/2013	Sheeler, Ruth Ellen; Keuneke, Carl Edward; Snyder, Patricia	\$90.36
2011 Pay 2012	5/1/2012	Keuneke, Arnold C	\$78.66

Total:

Tax Year	Amount
2015 Pay 2016	\$114.16
2014 Pay 2015	\$108.04
2013 Pay 2014	\$95.20
2012 Pay 2013	\$90.36
2011 Pay 2012	\$78.66

No data available for the following modules: Residential Dwellings, Improvements, Deductions, Sketches.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the Information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

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COUNTY INFORMATION



Summary

Parcel ID 92-09-32-000-402.000-013
Alternate ID 9204-30-32-402
Property Address W 1000 S
 South Whitley, IN 46787
Sec/Twp/Rng 32/30/9
Tax Set Washington Township
Subdivision N/A
Brief Tax Description N2 NW4 EX 9.904A S32 T30 R9 70.096A LIFE ESTATE ARNOLD C KEUNEKE
 (Note: Not to be used on legal documents)
Book/Page 2011030201
Acres 70.096
Class 100 - Ag - Vacant lot

Owners

Deeded Owner
 Sheeler, Ruth Ellen; Keuneke, Carl Edward; Snyder, Patricia Ann;
 Klemm, Jane Ann; Nutt, James O & Martha L, Trustees Of The
 James O & Martha L Nutt Living Trust
 2749 W 1000 S
 South Whitley, IN 46787

Land

Land Type	Soil ID	Actual Front	Acres	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
LEGAL DITCH	BMA		10.452			1.00	1.00		1,960.00	1,960.00	20,490.00	0 -100%	0
PUBLIC ROAD/ROW	BMA		2.040			1.00	1.00		1,960.00	1,960.00	4,000.00	0 -100%	0
TILLABLE LAND	BmA		28.464			0.89			1,960.00	1,744.00	49,640.00		49,640
TILLABLE LAND	Pw		23.076			1.11			1,960.00	2,176.00	50,210.00		50,210
WOODLAND	Pw		1.134			1.11			1,960.00	2,176.00	2,470.00	0 -80%	490
WOODLAND	BMA		1.917			0.89			1,960.00	1,744.00	3,340.00	0 -80%	670
TILLABLE LAND	HbA		2.942			1.06			1,960.00	2,078.00	6,110.00		6,110
TILLABLE LAND	BmB2		0.071			0.85			1,960.00	1,666.00	120.00		120

Land Detail Value Sum 107,240.00

Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
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COUNTY INFORMATION

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
17350	3/17/2011	Change Ownership	Warranty Deed	2011030201			Sheeler, Ruth Ellen=Keuneke, Carl Edward=Nutt, Martha Louise=Snyder, Patricia Ann & Klemm, Jane Ann	Sheeler, Ruth Ellen; Keuneke, Carl Edward; Snyder, Patricia Ann; Klemm, Jane Ann; Nutt, James O & Martha L, trustees of the James O & Martha L Nutt Living Trust
10292	6/13/2006	Change Ownership	Warranty Deed	2006060273			Keuneke, Arnold C	Sheeler, Ruth Ellen=Keuneke, Carl Edward=Nutt, Martha Louise=Snyder, Patricia Ann & Klemm, Jane Ann
4929	10/23/2003	Change Ownership	Warranty Deed	2003100740			Keuneke, Arnold C & Louise E	Keuneke, Arnold C

Sales

Date	Owner 1	Owner 2	Book & Page	Amount
3/17/2011	Sheeler, Ruth Ellen=Keuneke, Carl Ed			\$0.00
6/13/2006	KEUNEKE ARNOLD C			\$0.00
10/23/2003	KEUNEKE ARNOLD C & LOUISE E			\$0.00

Valuation

Assessment Year		01/01/2016	03/01/2015	03/01/2014	03/01/2013	03/01/2012
Reason for Change		Annual Trend	Annual Trend	Annual Trend	Annual Trend	Trending
VALUATION	Land	\$107,300	\$112,200	\$112,200	\$97,800	\$90,500
(Assessed Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$107,300	\$112,200	\$112,200	\$97,800	\$90,500
VALUATION	Land	\$107,300	\$112,200	\$112,200	\$97,800	\$90,500
(True Tax Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$107,300	\$112,200	\$112,200	\$97,800	\$90,500

Tax History

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.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$821.02	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$821.02	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$777.04	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$777.04	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$694.87	\$0.00

COUNTY INFORMATION

Tax Year	Type	Category	Description	Amount	Bal Due
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$694.87	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$659.43	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$659.43	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$574.81	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$574.81	\$0.00

Total:

Tax Year	Amount	Bal Due
2015 Pay 2016	\$1,642.04	\$0.00
2014 Pay 2015	\$1,554.08	\$0.00
2013 Pay 2014	\$1,389.74	\$0.00
2012 Pay 2013	\$1,318.86	\$0.00
2011 Pay 2012	\$1,149.62	\$0.00

Property taxes for 2015 Pay 2016 are certified.

First installment for 2015 Pay 2016 tax is due May 10th. The second installment is due November 10th.

Payments

Detail:

Tax Year	Payment Date	Paid By	Amount
2015 Pay 2016	4/19/2016	Keuneke, Carl or Arnold	\$1,642.04
2014 Pay 2015	4/16/2015	Sheeler, Ruth Ellen; Keuneke, Carl Edward; Snyder, Patricia	\$1,554.08
2013 Pay 2014	4/21/2014	Keuneke, Arnold C or Carl	\$1,389.74
2012 Pay 2013	4/22/2013	Sheeler, Ruth Ellen; Keuneke, Carl Edward; Snyder, Patricia	\$1,318.86
2011 Pay 2012	5/1/2012	Keuneke, Arnold C	\$1,149.62

Total:

Tax Year	Amount
2015 Pay 2016	\$1,642.04
2014 Pay 2015	\$1,554.08
2013 Pay 2014	\$1,389.74
2012 Pay 2013	\$1,318.86
2011 Pay 2012	\$1,149.62

No data available for the following modules: Residential Dwellings, Improvements, Deductions, Sketches.

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CULVERT EXPENSES

CULVERT EXPENSES

SALESMAN & SON TRUCKING, INC.

7637 EAST STATE ROAD 205
CHURUBUSCO, IN 46723

INVOICE

Invoice Number: 22095
Invoice Date: Nov 30, 2016
Page: 1

Voice: 260-693-6297
Fax: 260-693-3287
Email: gtsalesman@aol.com

Bill To:
CARL KEUNEKE 2749 W 1000 S SOUTH WHITLEY, IN 46787

Job Location:
CARL KEUNEKE 2749 W 1000 S SOUTH WHITLEY, IN 46787

Customer ID	Customer PO	Payment Terms	
KEU001		Net 15 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	SALESMAN & SON		12/15/16

Quantity	Item	Description	Unit Price	Amount
2.00	HM	2 LOADS OF SAND DELIVERED	110.00	220.00

PAID 20 DEC 16
CHECK # 783

Check/Credit Memo No:

Subtotal	220.00
Sales Tax	
Total Invoice Amount	220.00
Payment/Credit Applied	
TOTAL	220.00

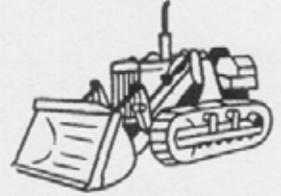
CULVERT EXPENSES

C & W EXCAVATING, LLC

1328

957 E 500 N
Columbia City, IN 46725

(260) 610-1888 • (260) 609-8515



Proposal submitted to	Address	Phone
Name of owner(s) (if different from above)	Address	Phone
Job Location	Job Phone	

Card
1000 s

The undersigned represents and warrants that there is is not a recorded no-lien agreement.

DESCRIPTION	AMOUNT
Removed Existing Culvert	
Removed and Haul off	
Installed New 6'x 30'	
Culvert to County Specs	
CHECK # 782	
SENT 17 NOV 16	
total = \$2500.00	

C & W Excavating, LLC proposes to furnish material and labor in accordance with the above specifications and estimates with payment to be made net cash 30 days from the date of completion or from the date of each invoice if earlier. After 30 days, a service charge of 2% of the balance shall be added to the account at the end of each month. All sums due and unpaid shall be collectible with attorney's fees and expenses and without relief from valuation and appraisal laws.

Accepted on _____ (date)

Signature: _____

Signature: _____

CULVERT EXPENSES

CK 781

SHIPPING NOTICE

STREGIS
CULVERT INC.

PHONE NO. MI 517-543-3430
IN 317-353-8065

ORDER NO. 2295 SHIPMENT NO. 41636

ORDER DATE _____ SHIP _____
 COMPLETE ON 4/11/10
 PARTIAL

SALESPERSON Gary
 SALE TYPE _____

CUST. ORDER NO. STATE TAXABLE
 NO-N
 YES

SOLD TO: Carl Kenneke SHIP TO: 2749 W. 1000 S

South Whitely
IND. 46787

Culvert
240-727-4410

TERMS COD

ROUTING SLC

F.O.B. _____

PROD. NO	ORDERED	SHIPPED	DESCRIPTION	U/M	PRICE/UNIT	EXTENDED PRICE	TX	
1		1	72" x 30' 296-58900	30		3852	00	
2			3x1					
3								
4								
5			COD Balance					
6			\$ 1937.00.					
7								
8								
9								
10								
11								
12								
13								

SHIPMENT NO. _____

LOADED BY _____

REC'D BY _____

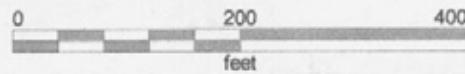
DATE _____

2016
LIME APPLIED

TILE MAPS

TILE MAPS

1
Type



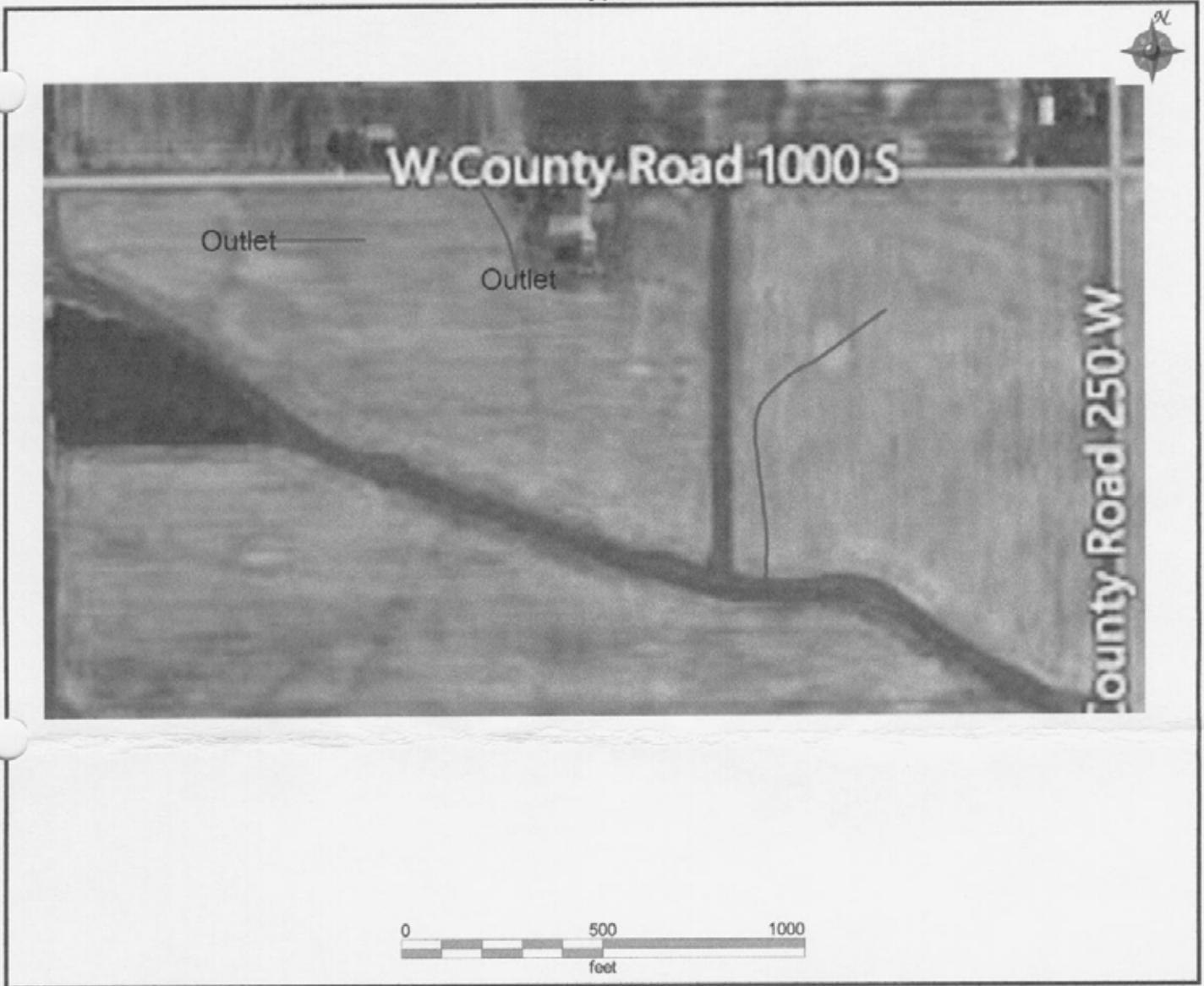
Client: CARL KEUNEKE
Farm: HOME
Field: 1
Name: Drainage - Completed

■ Main



TILE MAPS

WEST OF DITCH
Type

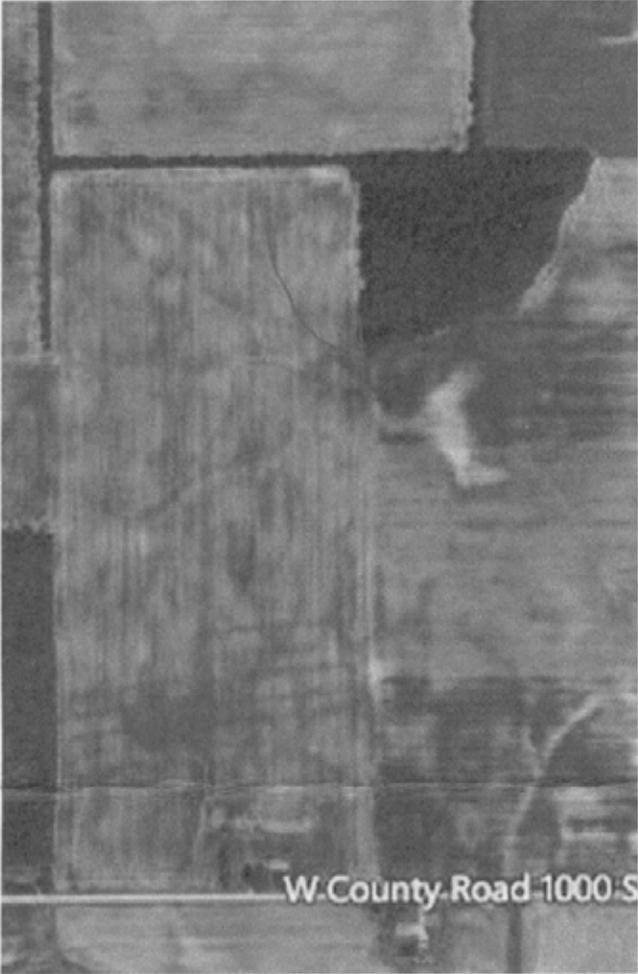


Client: ARNOLD KEUNEKE
Farm: SOUTH SIDE OF 1000 SOUTHWEST
Field: WEST OF DITCH
Name: Drainage - Completed

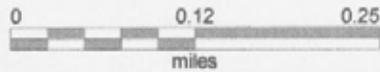
■ Lateral
■ Main
□ Sub-Main

TILE MAPS

1
Type



W. County Road 1000 S



Client: ARNOLD KEUNEKE
Farm: NORTH SIDE OF 1000S
Field: 1
Name: Drainage - Completed

-  Lateral
-  Main
-  Sub-Main



TITLE WORK

TITLE WORK

Schedule A

1. Effective Date: **March 14, 2017 8:00 A.M.**

2. Policy or Policies to be issued: Amount

a. 11/16 Owner's Policy: \$ to be determined

Proposed Insured: **To Be Determined**

b. _____ Loan Policy: \$ _____

Proposed Insured:

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 Effective Date vested in:

Ruth Ellen Sheeler, 1/5 interest; Carl Edward Keuneke, 1/5 interest; Patricia Ann Snyder, 1/5 interest; Jane Ann Klemm, 1/5 interest; James O. Nutt and Martha L. Nutt, Trustees, or their Successors in Trust, under the James O. and Martha L. Nutt Living Trust, dated February 28, 2011, and any amendments thereto, 1/5 interest. Subject to the life estate reserved by Arnold C. Keuneke. (Arnold C. Keuneke is deceased)

5. The land referred to in this Commitment is described as follows:

(SEE FULL DESCRIPTION ATTACHED)

TITLE WORK

Tract I

Seventy acres of even width off of the west side of the southwest quarter of Section Twenty-nine (29), Township Thirty (30) North, Range Nine (9) East, containing seventy acres, more or less.

EXCEPT THEREFROM:

Part of the southwest quarter of Section 29, Township 30 North, Range 9 East, Whitley County, Indiana, more particularly described as follows, to wit:

Commencing at an iron pin found at the southwest corner of said southwest quarter; thence east, on and along the south line of said southwest quarter, a distance of 560.00 feet to a mag nail at the true point of beginning; thence continuing east, on and along said south line, being within the right-of-way of County Road 1000S, a distance of 348.00 feet to a mag nail; thence north, by an interior angle of 90 degrees 00 minutes, a distance of 229.88 feet to a 5/8 inch iron pin capped "Walker"; thence west, by an interior angle of 90 degrees 00 minutes, parallel to said south line, a distance of 348.00 feet to a 5/8 inch iron pin capped "Walker"; thence south, by an interior angle of 90 degrees 00 minutes, a distance of 229.88 feet to the true point of beginning, containing 1.837 acres of land, more or less.

Tract II

Also, the east half of the southeast quarter of the southeast quarter of Section Thirty (30), Township Thirty (30) North, Range Nine (9) East, except the following described tract, to-wit:

Commencing at the southeast corner of said Section Thirty (30), Township and Range aforesaid, and running thence north on the east line of said Section nine rods; thence west parallel with the south line of said Section seventeen rods and twelve feet; thence south parallel with the west line of said Section nine rods to the south line of said Section; thence east along the south line of said Section seventeen rods and twelve feet to the place of beginning, containing one acres, more or less.

Tract III

The north one-half of the northwest quarter of Section Thirty-two (32), Township Thirty (30) North, Range Nine (9) East, containing eighty (80) acres, more or less.

EXCEPT THEREFROM:

Part of the north half of the northwest quarter of Section 32, Township 30 North, Range 9 East, Whitley County, Indiana, more particularly described as follows, to-wit:

Beginning on the north line of said northwest quarter, at a point situated 1175.0 feet east of the northwest corner thereof; thence east, on and along said north line, also being the centerline of County Road #1000 S, a distance of 475.0 feet; thence south, by an interior angle of 90°-00', a distance of 1011.0 feet; thence northwesterly, by an interior angle of 70°-42', a distance of 480.0 feet; thence northerly, by an interior angle of 110°-46'30", a distance of 852.6 feet to the point of beginning, containing 9.904 acres of land.

TITLE WORK

Schedule B-1

COMMITMENT

Requirements:

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and changes for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (e) Warranty/Trustee 's Deed to Owner's Policy Proposed Insured.
 - (1) Deed should also extinguish life estate of Arnold C. Keuneke. (Arnold C. Keuneke died February 5, 2017)

TITLE WORK

Schedule B-II

COMMITMENT

Tract I

Schedule B of 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:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
5. Taxes payable in the name of Ruth Ellen Sheeler et al.
Tax Key Number: 92-09-29-000-302.001-013
Tax Description: W2 SW4 LE ARNOLD KEUNEKE 29-30-9 68.163A
Valuations: Land - \$124900; Improvements - none; Exemptions - none.
Taxes for 2016 payable 2017: \$905.28 due May 10; \$905.28 due November 10.
Taxes for the year 2017, a lien for an amount not yet due or payable.
Assessment for \$29.91 due May 10 on Ditch #216-034AB.
Assessment for \$29.91 due November 10 on Ditch #216-034AB.
Possible future assessments on Ditches: #144-000A; #216-000A; #216-034A;
#216-034AB; #216-037B; #276-000B; #400-000A and #401-000A.
6. Possible easements for drainage ditches and tile drains.
7. 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.
8. Subject to legal right of way for County Road 1000S.
9. We have made judgment searches vs: Ruth Ellen Sheeler; Carl Edward Keuneke; Patricia Ann Snyder; Jane Ann Klemm; James O. Nutt and Martha L. Nutt, Trustees; and found none.

"C O N T I N U E D"

TITLE WORK

Schedule B-II Continued

File Number

Policy Number

NOTE: All recording references are to the Whitley County, Indiana, Recorder's Office.

NOTE: Effective January 1, 2004, a Sales Disclosure Form and \$15.00 fee must be presented to the County Auditor before a deed can be recorded.

NOTE: No search has been made for: notices of underground facilities; impact fee; utility bills and association dues.

NOTE: IC 27-7-3-22, Effective July 1, 2013, In a residential real estate transaction where a title policy is issued and the issuing title insurance company will also act as a settlement or closing agent, the company shall issue a closing protection letter to the lender, borrower, buyer and seller of the property. The cost of said letter is: Lender \$25.00; Borrower \$25.00; Buyer \$25.00 and Seller \$25.00. This coverage is required by statute.

TITLE WORK

Schedule B-II

COMMITMENT

Tract II

Schedule B of 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:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
5. Taxes payable in the name of Ruth Ellen Sheeler et al.
Tax Key Number: 92-09-30-000-202.000-013
Tax Description: E2 SE4 SE4 EX SE COR LE ARNOLD C KEUNEKE 30-30-9 19A
Valuations: Land - \$7400; Improvements - none; Exemptions - none.
Taxes for 2016 payable 2017: \$53.64 due May 10; \$53.64 due November 10.
Taxes for the year 2017, a lien for an amount not yet due or payable.
Possible future assessments on Ditch #276-000B, Ditch #400-000A and Ditch #401-000A.
6. Possible easements for drainage ditches and tile drains.
7. Subject to legal right of way for County Road 1000S.
8. We have made judgment searches vs: Ruth Ellen Sheeler; Carl Edward Keuneke; Patricia Ann Snyder; Jane Ann Klemm; James O. Nutt and Martha L. Nutt, Trustees; and found none.

NOTE: IC 27-7-3-22, Effective July 1, 2013, In a residential real estate transaction where a title policy is issued and the issuing title insurance company will also act as a settlement or closing agent, the company shall issue a closing protection letter to the lender, borrower, buyer and seller of the property. The cost of said letter is: Lender \$25.00; Borrower \$25.00; Buyer \$25.00 and Seller \$25.00. This coverage is required by statute.

NOTE: All recording references are to the Whitley County, Indiana, Recorder's Office.

NOTE: Effective January 1, 2004, a Sales Disclosure Form and \$15.00 fee must be presented to the County Auditor before a deed can be recorded.

NOTE: No search has been made for: notices of underground facilities; impact fee; utility bills and association dues.

TITLE WORK

Schedule B-II

COMMITMENT

Tract III

Schedule B of 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:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
5. Taxes payable in the name of Ruth Ellen Sheeler et al.
Tax Key Number: 92-09-32-000-402.000-013
Tax Description: N2 NW4 EX 9.904A LE ARNOLD C. KEUNEKE 32-30-9 70.096A
Taxes for 2016 payable 2017: \$777.71 due May 10; \$777.71 due November 10.
Taxes for the year 2017, a lien for an amount not yet due or payable.
Possible future assessments on Ditch #400-000A and Ditch #401-000A.
Valuations: Land - \$107300; Improvements - none; Exemptions - none.
6. Possible easements for drainage ditches and tile drains.
7. 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.
8. Subject to legal right of way for County Road 1000S.
9. We have made judgment searches vs: Ruth Ellen Sheeler; Carl Edward Keuneke; Patricia Ann Snyder; Jane Ann Klemm; James O. Nutt and Martha L. Nutt, Trustees; and found none.

NOTE: IC 27-7-3-22, Effective July 1, 2013, In a residential real estate transaction where a title policy is issued and the issuing title insurance company will also act as a settlement or closing agent, the company shall issue a closing protection letter to the lender, borrower, buyer and seller of the property. The cost of said letter is: Lender \$25.00; Borrower \$25.00; Buyer \$25.00 and Seller \$25.00. This coverage is required by statute.

NOTE: All recording references are to the Whitley County, Indiana, Recorder's Office.

NOTE: Effective January 1, 2004, a Sales Disclosure Form and \$15.00 fee must be presented to the County Auditor before a deed can be recorded.

NOTE: No search has been made for: notices of underground facilities; impact fee; utility bills and association dues.

TITLE WORK

Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment. This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

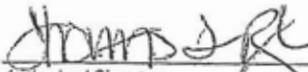
The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Continued on back page

Issued through the Office of

GATES LAND TITLE CORP.
232 W VAN BUREN ST. STE 106
COLUMBIA CITY IN 46725
(260) 244-5127


Authorized Signatory THOMAS J. PUGH

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  President
Attest  Secretary

PROPERTY PHOTOS





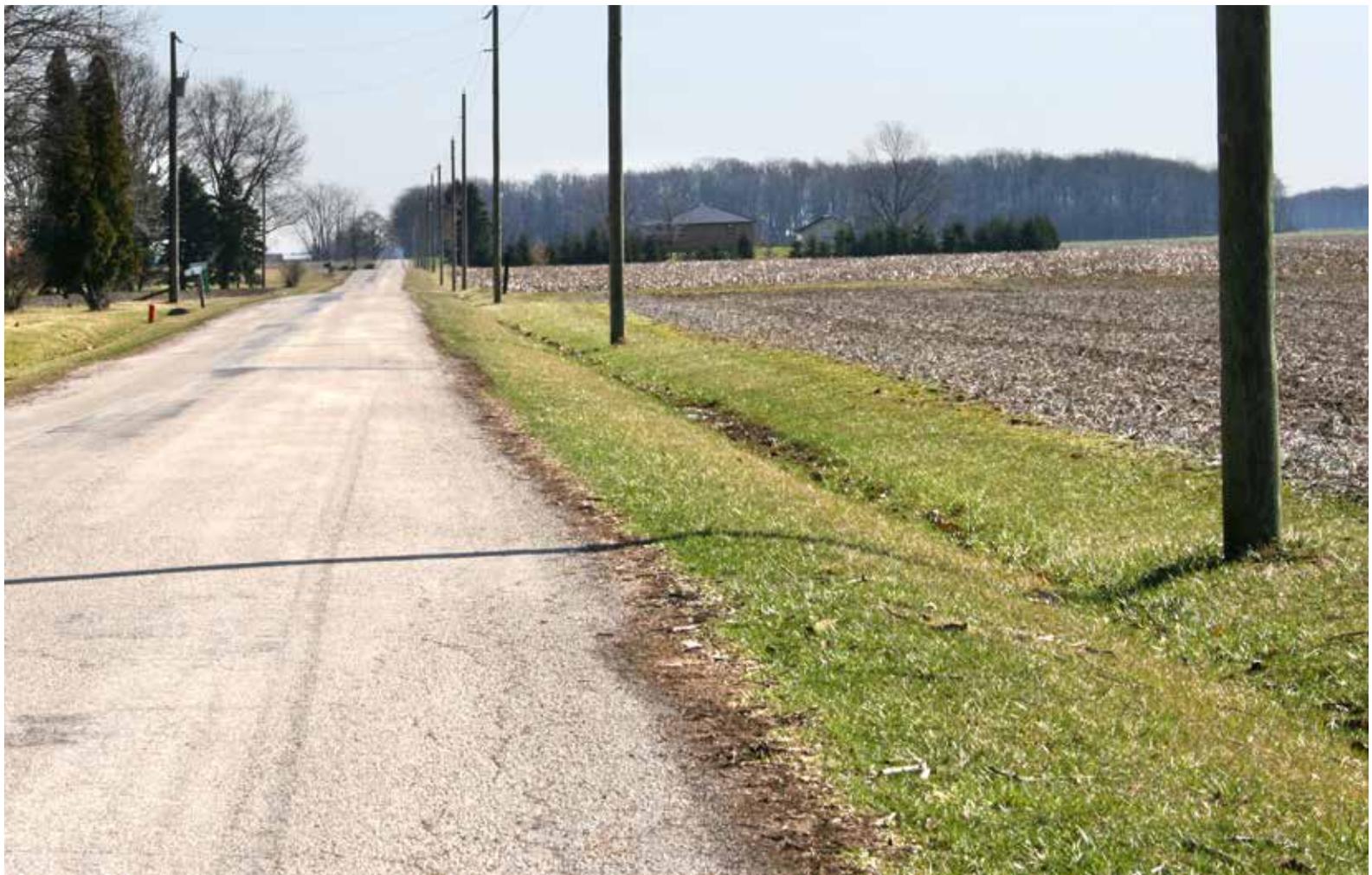














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