

Steuben Co. Indiana

12± Miles NW of Edon, OH  
7± Miles SW of Camden, MI  
9± Miles SE of Fremont, IN  
12± Miles NE of Angola, IN



±

**acres**  
*in 6 tracts*

- Tillable Land
- Two-story Home with
- Greenhouse

# INFORMATION BOOKLET

# AUCTION

**Tuesday, June 13 • 3 PM**

Held at Fremont American Legion  
310 S. Wayne Street  
Fremont IN 46737



ONLINE BIDDING  
AVAILABLE



**SCHRADER**

Real Estate and Auction Company, Inc.

**800-451-2709**

[www.schraderauction.com](http://www.schraderauction.com)

## **DISCLAIMER:**

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OWNERS: Ed & Sue Sell

Auction Company: Schrader Real Estate and Auction Company, Inc.



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

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

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

**SchraderAuction.com**



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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, JUNE 13, 2017**  
**79 ACRES – FREMONT, 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 Tuesday, June 6, 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**  
**79± Acres • Fremont, Indiana**  
**Tuesday, June 13, 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 Tuesday, June 13, 2017 at 3:00 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; 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:

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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 6, 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:**

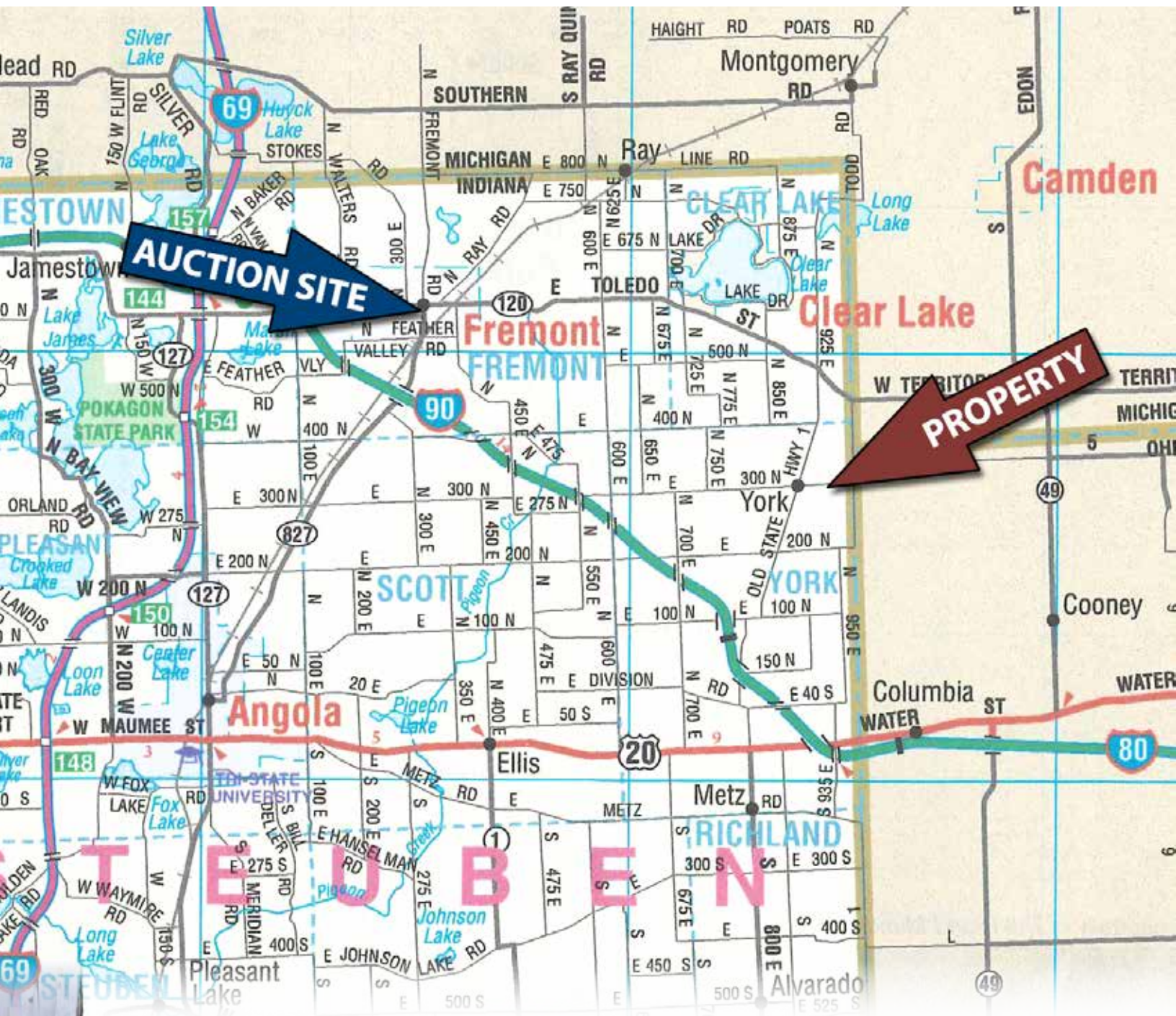
E-mail address of registered bidder: \_\_\_\_\_

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.



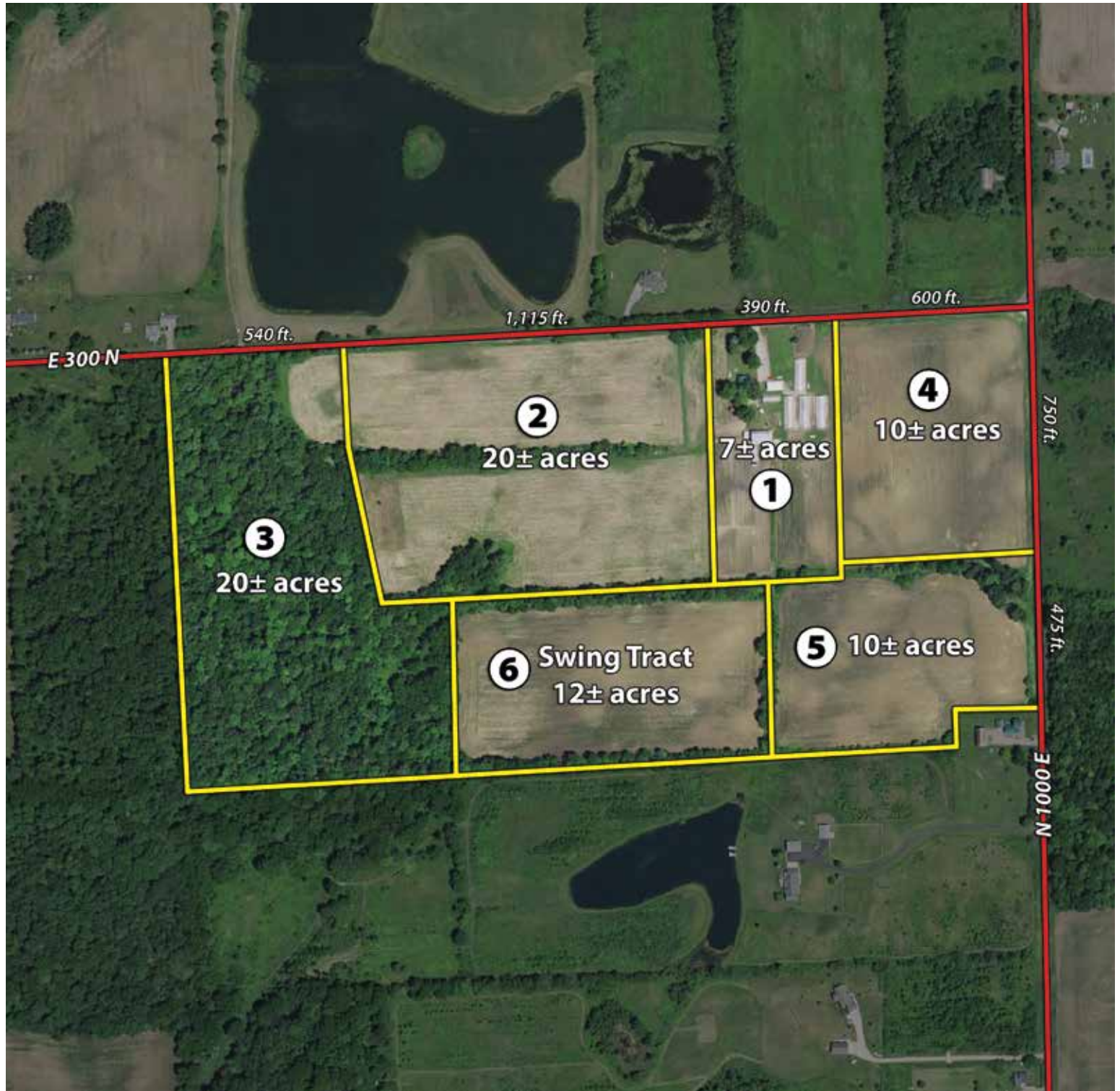
**MAPS**

# LOCATION MAP





# AERIAL MAP



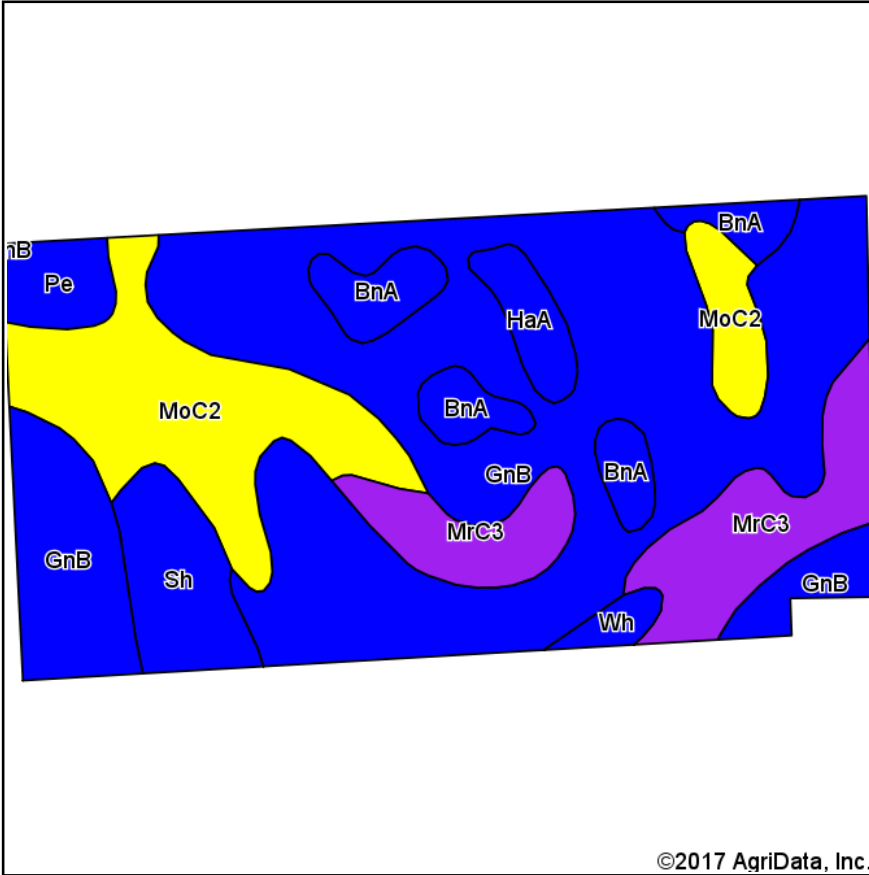




# **SOIL INFORMATION**

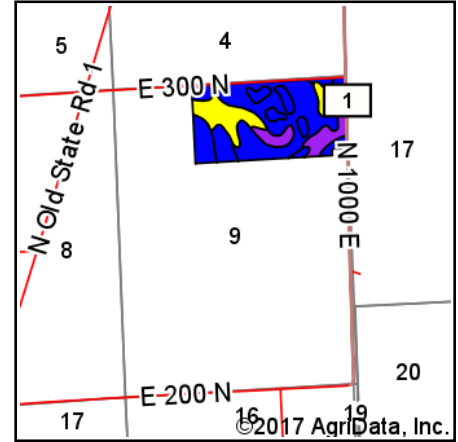


# SOIL MAP



©2017 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Steuben**  
 Location: **9-37N-15E**  
 Township: **York**  
 Acres: **79.62**  
 Date: **3/1/2017**



Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2017 www.AgriDataInc.com



Area Symbol: IN151, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Soybeans	Winter wheat	Grass legume pasture	Grass legume hay	Oats	Corn silage	Pasture
GnB	Glynwood silt loam, 2 to 6 percent slopes	43.66	54.8%		Ile	133	46	60	8	4			
MoC2	Morley silt loam, 6 to 12 percent slopes, eroded	13.15	16.5%		IVe	115	40	52		4		17	8
MrC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	9.12	11.5%		VIe	105	37	47		4		16	7
BnA	Blount silt loam, 0 to 2 percent slopes	4.98	6.3%		IIw	141	46	63	9	5	4	1	
Sh	Shoals loam, 0 to 2 percent slopes, frequently flooded	4.22	5.3%		IIw	121	35		8	4			
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	1.95	2.4%		IIw	157	47	64	11	5			
HaA	Haskins loam, 0 to 3 percent slopes	1.76	2.2%		IIw	140	46	63		4		20	9
Wh	Washtenaw silt loam	0.78	1.0%		IIw	165	49	66		5		22	11
Weighted Average						127.7	43.4	54.4	5.6	4.1	0.3	5.4	2.4

Area Symbol: IN151, Soil Area Version: 19

Soils data provided by USDA and NRCS.

# **FSA INFORMATION**

# FSA INFORMATION

Indiana

Steuben

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 2533

Prepared: 5/19/17 12:34 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
EDWIN C SELL	L3	

Farms Associated with Operator:

None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
81.55	48.83	48.83	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	48.83	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	7.61		101	0.0
SOYBEANS	7.59		24	0.0
Total Base Acres:	15.2			

Tract Number: 9967 Description: L3/2B SEC 4,9 T37N R15E

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
81.55	48.83	48.83	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	48.83	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	7.61		101	0.0
SOYBEANS	7.59		24	0.0
Total Base Acres:	15.2			

Owners: EDWIN C SELL

Other Producers: HORN BROOK OPERATIONS INC

## FSA INFORMATION

**USDA Farm 2533 Tract 9967**  
Administered by: Steuben County, Indiana

Map prepared on: 2/17/2017  
81.55 Tract acres  
48.83 Cropland acres  
0 CRP acres

Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2017-02-17 08:48:00

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

CLU	Acre	HEL	LC	Contract	Prac	Yr	C I
7	11.58	H	2				Y
8	9.67	H	2				Y
9	8.42	H	2				Y
17	9.32	H	2				Y
19	8.28	H	2				Y
25	1.56	H	2				Y

Wetland Determination Identifiers:  
● Restricted Use  
▼ Limited Restrictions **Steuben Co., IN**  
■ Exempt from Conservation Compliance Provisions

Legend:  
☐ CRP  
☒ CLU

Scale: 0 170 340 510 680 Feet

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**

**Tax Parcel Maps**

**Tax Bills**

# COUNTY INFORMATION



## Summary - Auditor's Office

Parcel ID 760809000001000021  
Alternate ID 08-09-000-001.000-23  
Property Address 9595 E 300 N  
Fremont, IN 46737  
Sec/Twp/Rng 09/37/15  
Tax Set YORK TWP  
Subdivision N/A  
Brief Tax Description NE FR1/4 SEC 9 79.62A  
(Note: Not to be used on legal documents)  
Book/Page 1212-0899 (12/31/2012)  
Acres 79.620  
Class 101 - Cash grain/general farm

## Owners - Auditor's Office

Deeded Owner  
Sell Edwin Carl & Beverly Sue Rev Trust Agreement  
9595 E 300 N  
FREMONT, IN 46737

## Taxing District - Assessor's Office

County: Steuben  
Township: YORK TOWNSHIP  
State District 021 YORK TOWNSHIP  
Local District: 23  
School Corp: M.S.D. STEUBEN COUNTY  
Neighborhood: 231007 AG/RURAL RES - HOMESITES

## Site Description - Assessor's Office

Topography: Rolling  
Public Utilities: Electricity  
Street or Road: Unpaved  
Area Quality  
Parcel Acreage: 79.62

## Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$23,250.00	\$23,250.00	\$23,250.00	\$0.00	\$23,250.00
Tillable Cropland	BNA	0	0	4.780000	\$1,960.00	\$1,744.00	\$8,336.32	\$0.00	\$8,340.00
Woodland	BNA	0	0	0.060000	\$1,960.00	\$1,744.00	\$104.64	(\$80.00)	\$20.00
Road Right of Way	BNA	0	0	0.180000	\$1,960.00	\$1,744.00	\$313.92	(\$100.00)	\$0.00
Road Right of Way	GNB	0	0	1.010000	\$1,960.00	\$1,588.00	\$1,603.88	(\$100.00)	\$0.00

# COUNTY INFORMATION

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Land Used by Farm Buildings	GNB	0	0	0.570000	\$1,960.00	\$1,588.00	\$905.16	(\$40.00)	\$540.00
Woodland	GNB	0	0	9.530000	\$1,960.00	\$1,588.00	\$15,133.64	(\$80.00)	\$3,030.00
Tillable Cropland	GNB	0	0	31.480000	\$1,960.00	\$1,588.00	\$49,990.24	\$0.00	\$49,990.00
Tillable Cropland	HAA	0	0	1.770000	\$1,960.00	\$2,078.00	\$3,678.06	\$0.00	\$3,680.00
Woodland	MOC2	0	0	4.800000	\$1,960.00	\$1,333.00	\$6,398.40	(\$80.00)	\$1,280.00
Tillable Cropland	MOC2	0	0	6.310000	\$1,960.00	\$1,333.00	\$8,411.23	\$0.00	\$8,410.00
Legal Ditch	MOC2	0	0	2.030000	\$1,960.00	\$1,333.00	\$2,705.99	(\$100.00)	\$0.00
Road Right of Way	MOC2	0	0	0.060000	\$1,960.00	\$1,333.00	\$79.98	(\$100.00)	\$0.00
Road Right of Way	MRC3	0	0	0.250000	\$1,960.00	\$1,176.00	\$294.00	(\$100.00)	\$0.00
Woodland	MRC3	0	0	0.730000	\$1,960.00	\$1,176.00	\$858.48	(\$80.00)	\$170.00
Tillable Cropland	MRC3	0	0	8.250000	\$1,960.00	\$1,176.00	\$9,702.00	\$0.00	\$9,700.00
Woodland	PE	0	0	1.360000	\$1,960.00	\$2,176.00	\$2,959.36	(\$80.00)	\$590.00
Legal Ditch	PE	0	0	0.480000	\$1,960.00	\$2,176.00	\$1,044.48	(\$100.00)	\$0.00
Road Right of Way	PE	0	0	0.110000	\$1,960.00	\$2,176.00	\$239.36	(\$100.00)	\$0.00
Legal Ditch	SH	0	0	2.240000	\$1,960.00	\$2,176.00	\$4,874.24	(\$100.00)	\$0.00
Woodland	SH	0	0	1.900000	\$1,960.00	\$2,176.00	\$4,134.40	(\$80.00)	\$830.00
Tillable Cropland	WH	0	0	0.700000	\$1,960.00	\$2,176.00	\$1,523.20	\$0.00	\$1,520.00
Woodland	WH	0	0	0.020000	\$1,960.00	\$2,176.00	\$43.52	(\$80.00)	\$10.00

## Residential - Assessor's Office

# COUNTY INFORMATION

Description	Single-Family R 01
Story Height	2
Style	
Finished Area	1834
# Fireplaces	1
Heat Type	Central Warm Air
Air Cond	1834
Bedrooms	3
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	0
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	1054	1054
2	Wood Frame	780	780
B		540	0
C		622	0

Features	Area
Porch, Enclosed Frame	108
Porch, Enclosed Frame	70
Stoop, Masonry	50

## Improvements - Assessor's Office

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family R 01	100	D+2	1865	1940	A	1.01	1834	1.06	1
Detached Garage R 01	100	D	1900	1900	F	1.01	448	1.06	1
Corn Crib, Frame R 01	100	C	1900	1900	A	1.01	0	1.06	1
Barn, Bank & Flat (T2) R 01	100	C	1900	1900	F	1.01	1800	1.06	0.65
Poultry House R 01	100	D	1900	1900	A	1.01	576	1.06	1
Barn, Pole (T3) R 01	100	C	1992	1992	F	1.01	1152	1.06	0.65
Barn, Pole (T3)	100	C	1900	1900	F	1.01	1120	1.06	0.65
Barn, Pole (T3) 2	100	D	1900	1900	F	1.01	432	1.06	0.65

## Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
12/31/2012	SELL EDWIN CARL & BEVERLY SUE REV TRUST AGREEMENT	QC DEED	1212/0899	\$0.00
10/15/1996	SELL EDWIN C & BEVERLY SUE	0	961/0035	\$0.00
	WEGIENKA MARK & JEAN			\$0.00

# COUNTY INFORMATION

## Transfer History - Auditor's Office

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
36358	12/31/2012	Change Ownership	Quitclaim Deed	1212-0899	1212	0899	Sell, Edwin C & Beverly Sue	Sell Edwin Carl & Beverly Sue Rev Trust Agreement

## Valuation - Assessor's Office

Assessment Year	2016	2015	2014	2013	2013 (2)
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
As Of Date	5/28/2016	7/9/2015	6/13/2014	5/28/2013	11/20/2012
Land	\$111,400	\$115,500	\$115,500	\$102,200	\$96,400
Land Res (1)	\$23,300	\$23,300	\$23,300	\$23,300	\$23,300
Land Non Res (2)	\$88,100	\$92,200	\$92,200	\$78,900	\$73,100
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$76,300	\$82,600	\$74,300	\$75,200	\$194,100
Imp Res (1)	\$64,700	\$72,000	\$62,900	\$63,700	\$61,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$11,600	\$10,600	\$11,400	\$11,500	\$132,900
<b>Total</b>	<b>\$187,700</b>	<b>\$198,100</b>	<b>\$189,800</b>	<b>\$177,400</b>	<b>\$290,500</b>
<b>Total Res (1)</b>	<b>\$88,000</b>	<b>\$95,300</b>	<b>\$86,200</b>	<b>\$87,000</b>	<b>\$84,500</b>
<b>Total Non Res (2)</b>	<b>\$88,100</b>	<b>\$92,200</b>	<b>\$92,200</b>	<b>\$78,900</b>	<b>\$73,100</b>
<b>Total Non Res (3)</b>	<b>\$11,600</b>	<b>\$10,600</b>	<b>\$11,400</b>	<b>\$11,500</b>	<b>\$132,900</b>

## Deductions - Auditor's Office

Tax Year	Deduction Type	Amount
2015 Pay 2016	Homestead - Supplemental	\$17,605.00
2015 Pay 2016	Homestead Credit/ Standard	\$45,000.00
2014 Pay 2015	Homestead - Supplemental	\$14,420.00
2014 Pay 2015	Homestead Credit/ Standard	\$45,000.00
2013 Pay 2014	Homestead - Supplemental	\$14,700.00
2013 Pay 2014	Homestead Credit/ Standard	\$45,000.00
2012 Pay 2013	Homestead - Supplemental	\$14,210.00
2012 Pay 2013	Homestead Credit/ Standard	\$45,000.00
2011 Pay 2012	Homestead - Supplemental	\$13,860.00
2011 Pay 2012	Homestead Credit/ Standard	\$45,000.00
2010 Pay 2011	Homestead - Supplemental	\$15,960.00
2010 Pay 2011	Homestead Credit/ Standard	\$45,000.00
2009 Pay 2010	Homestead - Supplemental	\$15,960.00
2009 Pay 2010	Homestead Credit/ Standard	\$45,000.00
2008 Pay 2009	Mortgage	\$3,000.00
2008 Pay 2009	Homestead - Supplemental	\$15,960.00



# COUNTY INFORMATION

Tax Year	Deduction Type	Amount
2008 Pay 2009	Homestead Credit/ Standard	\$45,000.00
2007 Pay 2008	Mortgage	\$3,000.00
2007 Pay 2008	Homestead Credit/ Standard	\$45,000.00
2006 Pay 2007	Mortgage	\$3,000.00
2006 Pay 2007	Homestead Credit/ Standard	\$37,950.00
2005 Pay 2006	Mortgage	\$3,000.00
2005 Pay 2006	Homestead Credit/ Standard	\$34,450.00
2004 Pay 2005	Mortgage	\$3,000.00
2004 Pay 2005	Homestead Credit/ Standard	\$34,450.00
2003 Pay 2004	Mortgage	\$3,000.00
2003 Pay 2004	Homestead Credit/ Standard	\$34,450.00
2002 Pay 2003	Mortgage	\$3,000.00
2002 Pay 2003	Homestead Credit/ Standard	\$34,450.00

## Tax History - Auditor's Office

*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	\$588.35	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	FISH CREEK 1 1st Installment Tax	\$37.60	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$588.35	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	FISH CREEK 1 2nd Installment Tax	\$37.60	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$685.44	
2014 Pay 2015	Special Assessment Detail	Tax	FISH CREEK 1 1st Installment Tax	\$37.60	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$685.44	
2014 Pay 2015	Special Assessment Detail	Tax	FISH CREEK 1 2nd Installment Tax	\$37.60	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$674.29	
2013 Pay 2014	Special Assessment Detail	Tax	FISH CREEK 1 1st Installment Tax	\$37.60	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$674.29	
2013 Pay 2014	Special Assessment Detail	Tax	FISH CREEK 1 2nd Installment Tax	\$37.60	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$601.19	
2012 Pay 2013	Special Assessment Detail	Tax	FISH CREEK 1 1st Installment Tax	\$37.60	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$601.19	
2012 Pay 2013	Special Assessment Detail	Tax	FISH CREEK 1 2nd Installment Tax	\$37.60	
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$573.00	
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$573.00	

### Total:

Tax Year	Amount	Bal Due
2015 Pay 2016	\$1,251.90	\$0.00
2014 Pay 2015	\$1,446.08	
2013 Pay 2014	\$1,423.78	

# COUNTY INFORMATION

Tax Year	Amount	Bal Due
2012 Pay 2013	\$1,277.58	
2011 Pay 2012	\$1,146.00	

## Payments - Treasurer's Office

### Detail:

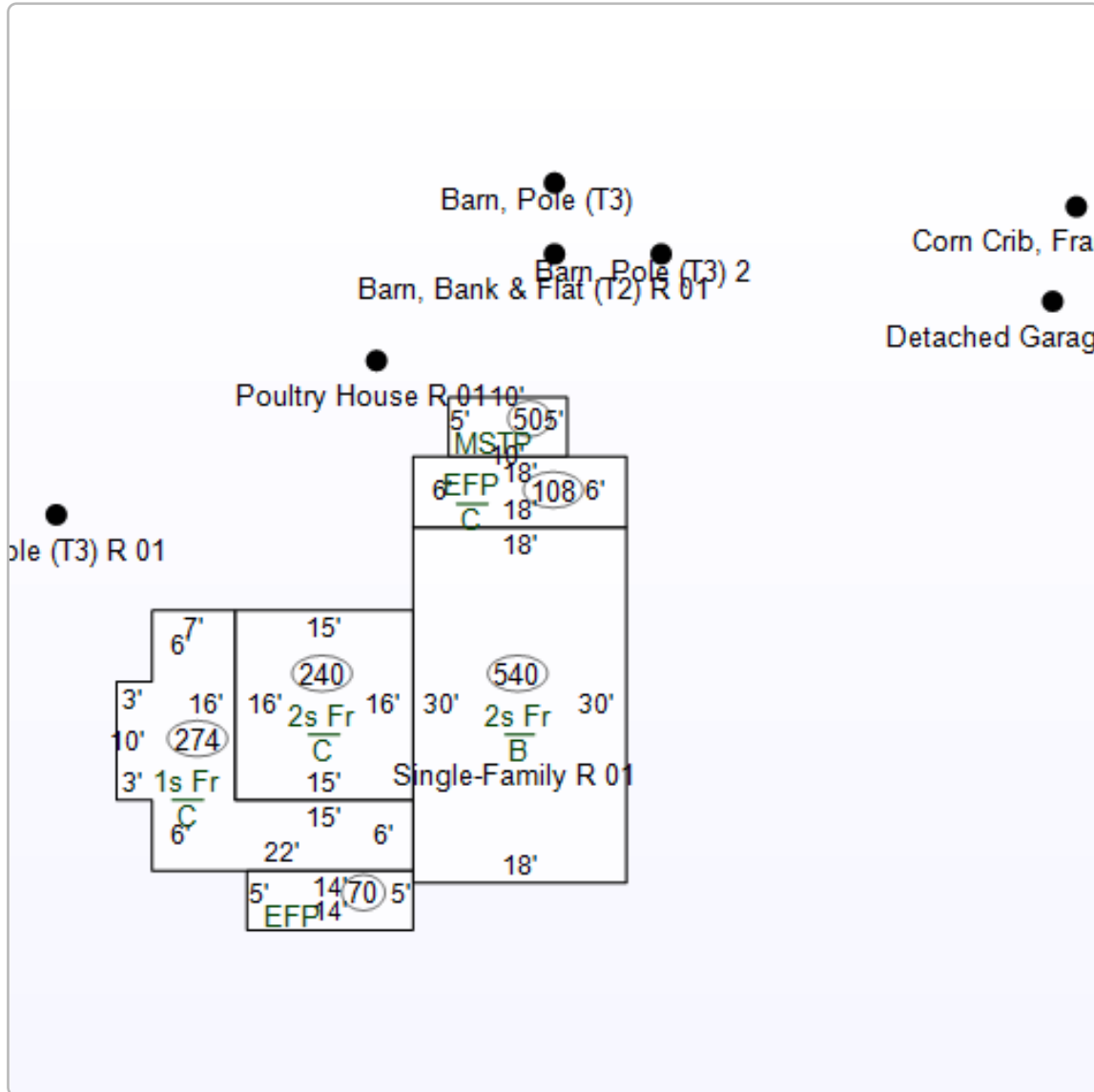
Tax Year	Payment Date	Amount
2015 Pay 2016	4/28/2016	\$1,251.90
2014 Pay 2015	5/12/2015	\$1,446.08
2013 Pay 2014	5/8/2014	\$704.97
2013 Pay 2014	5/8/2014	\$711.89
2013 Pay 2014	1/15/2014	\$6.92
2012 Pay 2013	5/8/2013	\$1,277.58
2012 Pay 2013	5/8/2013	\$6.92
2011 Pay 2012	4/27/2012	\$1,221.20
2010 Pay 2011	5/2/2011	\$538.01
2010 Pay 2011	5/2/2011	\$538.01
2009 Pay 2010	4/23/2010	\$499.11
2009 Pay 2010	4/23/2010	\$499.11
2008 Pay 2009	7/8/2009	\$477.56
2008 Pay 2009	7/8/2009	\$477.56

### Total:

Tax Year	Amount
2015 Pay 2016	\$1,251.90
2014 Pay 2015	\$1,446.08
2013 Pay 2014	\$1,423.78
2012 Pay 2013	\$1,284.50
2011 Pay 2012	\$1,221.20
2010 Pay 2011	\$1,076.02
2009 Pay 2010	\$998.22
2008 Pay 2009	\$955.12

## Sketches - Assessor's Office

# COUNTY INFORMATION



## Map

No data available for the following modules: Tax Payments.

Steuben County, its employees, agents, and personnel, makes no representation or warranty as to this online service's accuracy — in particular, its accuracy pertaining to labeling, dimensions, contours, property boundaries, and placement or location of any map features — nor to the accuracy of any other information contained here.

Last Data Upload: 3/1/2017 9:40:06 PM

# **LEAD BASED PAINT DISCLOSURE**

# LEAD BASED PAINT DISCLOSURE

## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment (initial)

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (initial)

(f) \_\_\_\_\_ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

X Edwin C. Sell 3-3-17  
Seller Date

X Beverly A. Sell 3-3-17  
Seller Date

Purchaser \_\_\_\_\_ Date \_\_\_\_\_  
Ralph E. Mend 3-3-17  
Agent Date

Purchaser \_\_\_\_\_ Date \_\_\_\_\_  
Agent Date



## State Form 46234 (R6 / 6-14)

3-3-17

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

9595 E 300 N, Fremont, IN 46737

[illegible]

B. ELECTRICAL SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Air Purifier 2012			X	
Burglar Alarm	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks			X	
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)			X	
Switches and Outlets			X	
Vent Fan(s)			X	
60 / 100 / 200 Amp Service (Circle one)			Y	
Generator	X			

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Date (mm/dd/yy)

Date (mm/dd/yy)

C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed			X	
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric			X	
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener <i>owned</i>			X	
Well			X	
Septic & Holding Tank/Septic Mound			X	
Geothermal and Heat Pump	X			
Other Sewer System ( <i>Explain</i> )	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?		X	
Are the improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

D. HEATING & COOLING SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning			X	
Hot Water Heat	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier			X	
Propane Tank	X			
Other Heating Source	X			



# LEAD BASED PAINT DISCLOSURE

Property address (number and street, city, state, and ZIP code) <u>4595 E 200N Freeman, IN 46737</u>							
<b>2. ROOF</b>	YES	NO	DO NOT KNOW	<b>4. OTHER DISCLOSURES</b>	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			X	Do structures have aluminum wiring?		X	
Does the roof leak?		X		Are there any foundation problems with the structures?		X	
Is there present damage to the roof?		X		Are there any encroachments?		X	
Is there more than one layer of shingles on the house?		X		Are there any violations of zoning, building codes, or restrictive covenants?		X	
If yes, how many layers? _____		X		Is the present use a non-conforming use? Explain:			
<b>3. HAZARDOUS CONDITIONS</b>	YES	NO	DO NOT KNOW				
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X				X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		X		Is the access to your property via a private road?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X		Is the access to your property via a public road?	X		
Explain:				Is the access to your property via an easement?		X	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
				Are there any structural problems with the building?		X	
				Have any substantial additions or alterations been made without a required building permit?		X	
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (Use additional pages, if necessary)				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
<p><u>New 1000 gal septic tank in 2008</u></p>				Is there any damage due to wind, flood, termites or rodents?		X	
				Have any structures been treated for wood destroying insects?		X	
				Are the furnace/woodstove/chimney/flue all in working order?	X		
				Is the property in a flood plain?		X	
				Do you currently pay flood insurance?		X	
				Does the property contain underground storage tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?		X	
				Is there any threatened or existing litigation regarding the property?		X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
				Is the property located within one (1) mile of an airport?		X	
<p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.</p>							
Signature of Seller		Date (mm/dd/yy)		Signature of Buyer		Date (mm/dd/yy)	
<u>X Beverly L. Sell</u>		<u>3-3-17</u>					
Signature of Seller		Date (mm/dd/yy)		Signature of Buyer		Date (mm/dd/yy)	
<u>X Beverly L. Sell</u>		<u>3-3-17</u>					
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.							
Signature of Seller (at closing)		Date (mm/dd/yy)		Signature of Seller (at closing)		Date (mm/dd/yy)	

**TITLE COMMITMENT**

# TITLE COMMITMENT

## COMMITMENT FOR TITLE INSURANCE COMMONWEALTH LAND TITLE INSURANCE COMPANY

### SCHEDULE A

Commitment #1704161

1. Effective Date: 04/13/17 @ 08:00 AM
2. Policy or Policies to be issued:
  - (a) Owner's Policy (6/17/06) Policy Amount \$1.00
  - Proposed Insured: To Be Determined
  - (b) Loan Policy (6/17/06) Policy Amount \$
  - Proposed Insured:
3. The Fee Simple Interest in the land described in this Commitment, at the Effective Date is vested in:

The Edwin Carl Sell and Beverly Sue Sell Revocable Trust Agreement
4. The land referred to in this Commitment is situated in the State of Indiana, County of Steuben, and is described as follows:

SEE SCHEDULE C ATTACHED HERETO AND INCORPORATED HEREIN



Heather M. Burkett  
Guardian Title Company  
125 S. Public Sq.  
Angola, IN 46703  
(260) 665-2314

# TITLE COMMITMENT

Commitment #1704161

## SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

All taxes, charges, and assessments levied and assessed against the real estate, which are due and payable, must be paid.

Effective July 1, 2006, any documents requiring a preparation statement which are executed or acknowledged in Indiana must contain the following affirmation statement as required by IC 36-2-11-15; "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law." [Sign, Print or Type Name]

Notice: The title company/closing agent may not file real estate tax exemptions with the Steuben County Auditors Office. It is the responsibility of the property owner. The title company/closing agent assumes no financial responsibility as to unfiled or miss filed exemptions.

NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000.00 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500.00.

1. Trustees Deed from The Edwin Carl Sell and Beverly Sue Sell Revocable Trust Agreement, to To Be Determined.
2. NOTE: Compliance with IC 6-1.1-5.5-1 et seq, and as amended, which provides for the filing of a sales disclosure form, which must accompany the required conveyance, may be required in order to make said conveyance eligible for recordation.
3. Vendors, (Sellers), Closing Affidavit to be furnished this office.
4. The company may make other requirements or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.



# TITLE COMMITMENT

Commitment #1704161

## SCHEDULE B - SECTION II EXCEPTIONS

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.

Rights or claims of parties in possession but not shown by the public records.

Easements, or claims of easements, not shown by the public records.

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.

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.

Taxes or special assessments which are not shown as existing liens by the public records.

1. Taxes for 2016, due and payable in the year 2017

Property #760809000001000021      Map #08-09-000-001.000-23

Legal Description:    NE FR1/4 SEC 9 79.62A

Land Value \$111,400 Improvements \$76,300

Exemptions:    Homestead Credit-Standard \$45,000 Homestead-Supplemental \$15,050

YORK TWP	1 <sup>st</sup> Installment Tax	\$632.54	PAID
YORK TWP	2 <sup>nd</sup> Installment Tax	\$632.54	NOT PAID
FISH CREEK 1	1 <sup>st</sup> Installment Tax	\$37.60	PAID
FISH CREEK 1	2 <sup>nd</sup> Installment Tax	\$37.60	NOT PAID

2. Taxes for 2017, due and payable in the year 2018, which became a lien on January 1, 2017, and which are not yet due and payable.
3. 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.
4. Rights of others to use that portion of the subject real estate which lies within the right of way of public roads and/or highways.

# TITLE COMMITMENT

5. Possible rights of tile and/or drainage ditches.
6. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.
7. Judgment search has been made against, The Edwin Carl Sell and Beverly Sue Sell Revocable Trust Agreement, for ten years last past and NONE FOUND.

ALTA COMMITMENT SCHEDULE BII- 2006

# TITLE COMMITMENT

Commitment #1704161

## **SCHEDULE C** **PROPERTY DESCRIPTION**

The land referred to in this Commitment is situated in the State of Indiana, County of Steuben, and is described as follows:

A part of the Southeast Quarter of Section 4, Township 37 North, Range 15 East, bounded as follows:

Beginning at a Point 21 Chains and 58 Links North of the Quarter Post on the East Side of Section 9, Township 37 North, Range 15 East; Running thence West 4 Chains; Thence South One Chain and 50 Links; Thence West about 36 Chains to the One Eighth Line running North and South through the Northwest Quarter of Section 9; Thence North to the North Line of Said Section; Thence East to the Northeast Corner of Said Section 9; Thence South to the Place of Beginning, containing 80 Acres more or less.

# TITLE COMMITMENT

## **GUARDIAN TITLE COMPANY and COMMONWEALTH LAND TITLE INSURANCE COMPANY**

### **PRIVACY POLICY NOTICE**

#### **PURPOSE OF THIS NOTICE**

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

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

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

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

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

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

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

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







**PHOTOS**

# PHOTOS





# PHOTOS







**SCHRADER REAL ESTATE & AUCTION CO., INC.**  
950 N. Liberty Dr., Columbia City, IN 46725  
**260-244-7606 or 800-451-2709**  
**SchraderAuction.com**

