



CLAY TWP • KOSCIUSKO CO • CLAYPOOL, IN

Real Estate: Thursday, October 18 • 6:00pm

# INFORMATION BOOK



**111.5±**  
ACRES IN 8 TRACTS

Exceptional 2 Story Home • Tiled Productive Farmland

REAL ESTATE  
& FARM  
EQUIPMENT

# AUCTION



Farm Equipment: Wednesday, October 3 • 4:30pm

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

800-451-2709 • [WWW.SCHRADERAUCTION.COM](http://WWW.SCHRADERAUCTION.COM) | 800-659-9759 • [WWW.GARYBAILEYAUCTIONS.COM](http://WWW.GARYBAILEYAUCTIONS.COM)

### **DISCLAIMER:**

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: Darrel P. Byrer & Helena L. Byrer



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

**AUCTION MANAGERS:** Robert Mishler • 260-336-9750 | Gary Bailey • 260-417-4838



# BOOKLET INDEX

- **BIDDER PRE-REGISTRATION**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION & TRACT MAPS**
- **SURETY, TILLABLE, & TOPOGRAPHIC SOIL MAPS**
- **TAX INFORMATION**
- **FARM RECORD**
- **PHOTOS**
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# REGISTRATION FORMS



# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, OCTOBER 18, 2018**  
**111.5 ACRES – CLAYPOOL, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Fax # 260-244-4431, no later than Thursday, October 11, 2018.  
Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

☐ Regular Mail ☐ E-Mail E-Mail address: \_\_\_\_\_

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_





**Online Auction Bidder Registration**  
**111.5± Acres • Claypool, Indiana**  
**Thursday, October 18, 2018**

This form and deposit are only  
required if you cannot attend  
the auction and wish to bid  
remotely through our online  
bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, October 18, 2018 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; 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, Thursday, October 11, 2018**. 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:**

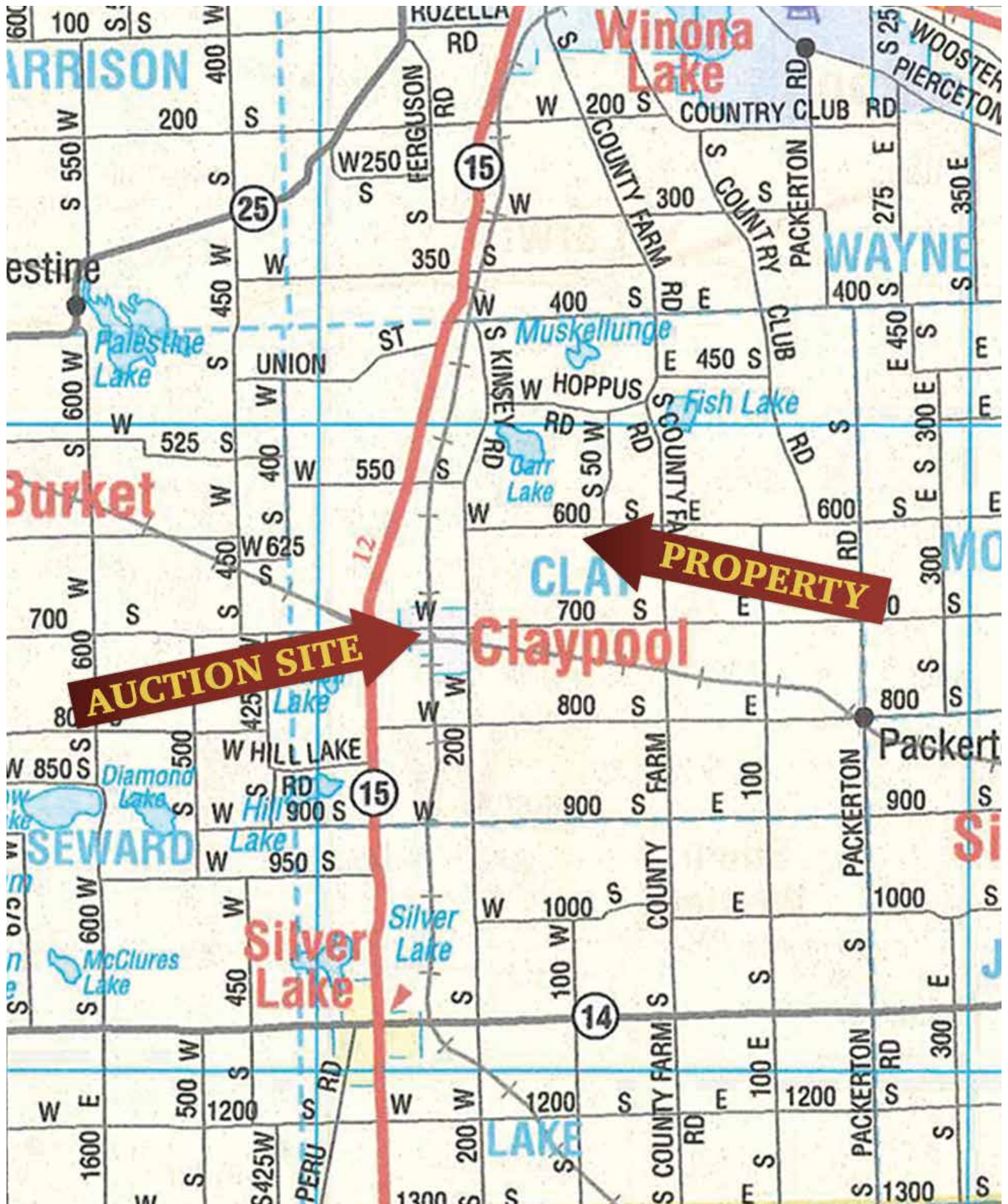
E-mail address of registered bidder: \_\_\_\_\_

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.



# **LOCATION & TRACT MAPS**

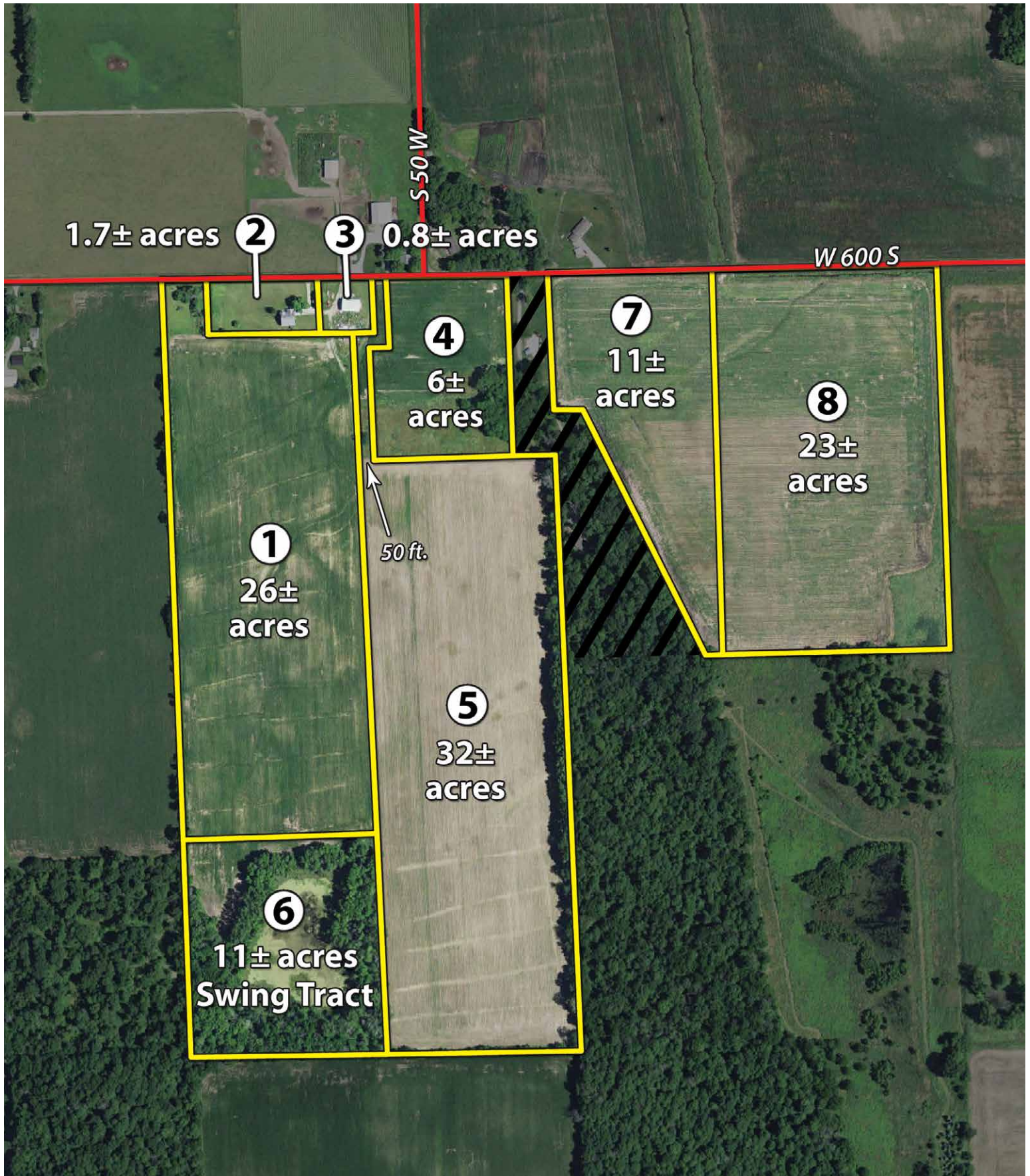
# LOCATION MAP





# AERIAL MAPS

## TRACTS 1-8









**FSA, FSA ACRES, FLOOD  
ZONE, WETLANDS,  
SURETY, TILLABLE, &  
TOPOGRAPHIC SOIL MAPS**

# FSA MAP

## TRACTS 1-8

### Aerial Map



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Real Estate and Auction Company, Inc.

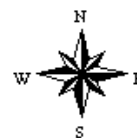
map center: 41° 8' 29.33, -85° 50' 45.96

0ft 436ft 873ft

Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2018 www.AgrDataInc.com

**15-31N-6E**  
**Kosciusko County**  
**Indiana**



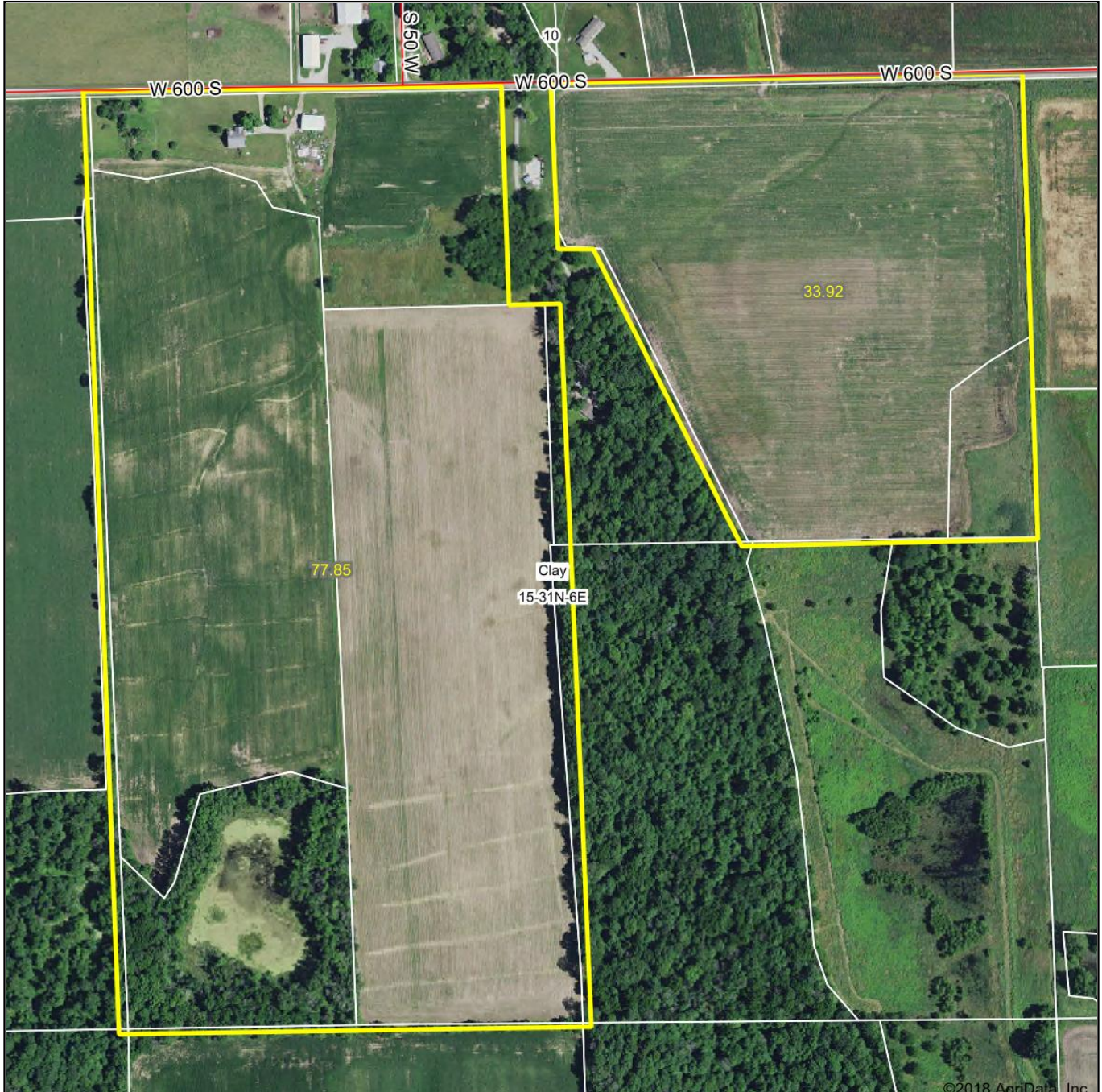
8/29/2018



# FSA ACRES MAP

## TRACTS 1-8

### Aerial Map



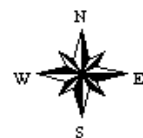
 **SCHRADER**  
Real Estate and Auction Company, Inc.

map center: 41° 8' 29.33, -85° 50' 45.96

0ft 436ft 873ft

Maps Provided By:  
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**15-31N-6E**  
**Kosciusko County**  
**Indiana**



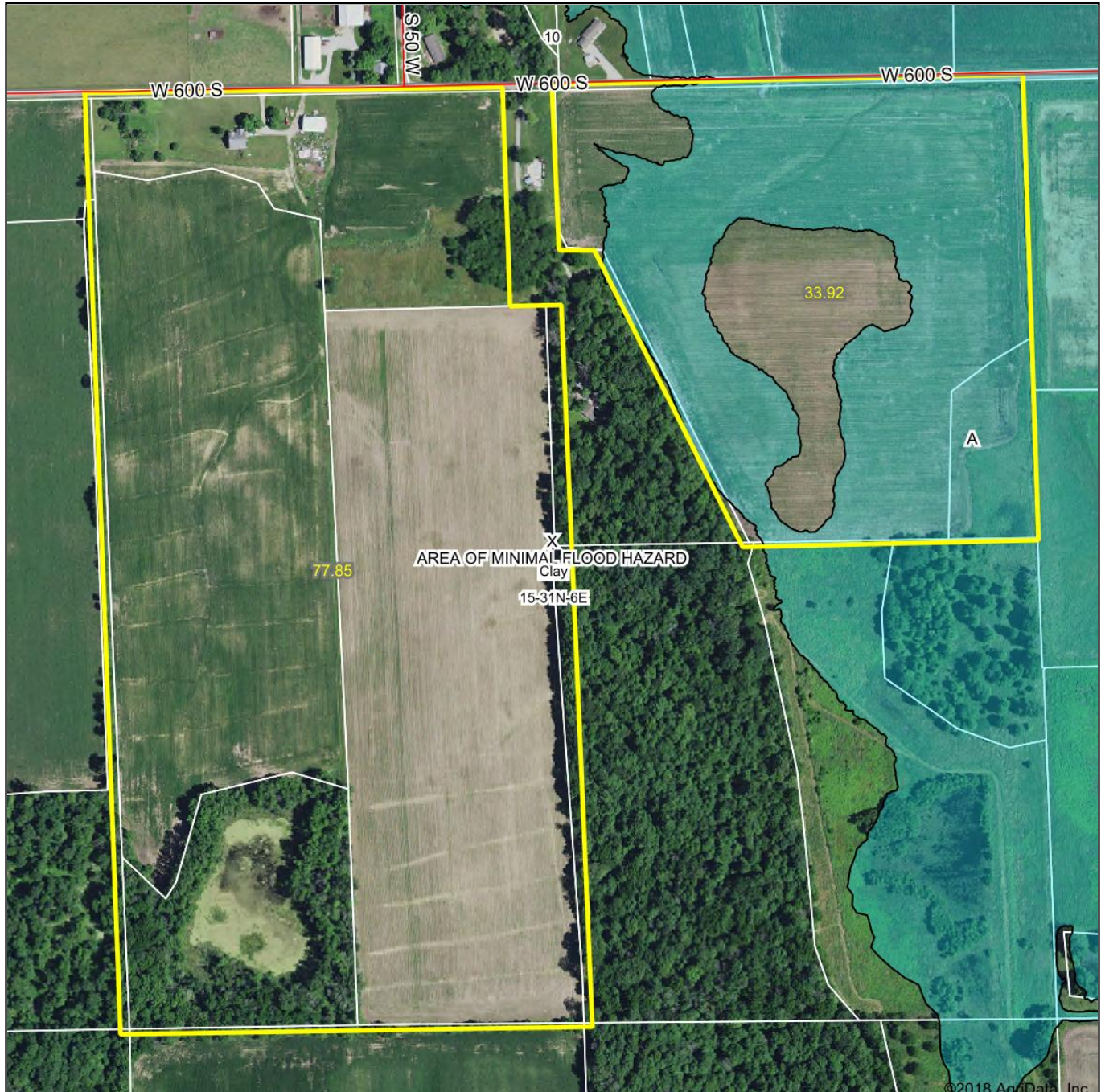
8/29/2018



# FLOOD ZONE MAP

## TRACTS 1-8

### Aerial Map



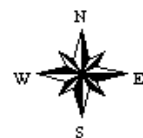
**SCHRADER**  
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map center: 41° 8' 29.33, -85° 50' 45.96

0ft 436ft 873ft

Maps Provided By:  
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**15-31N-6E**  
**Kosciusko County**  
**Indiana**



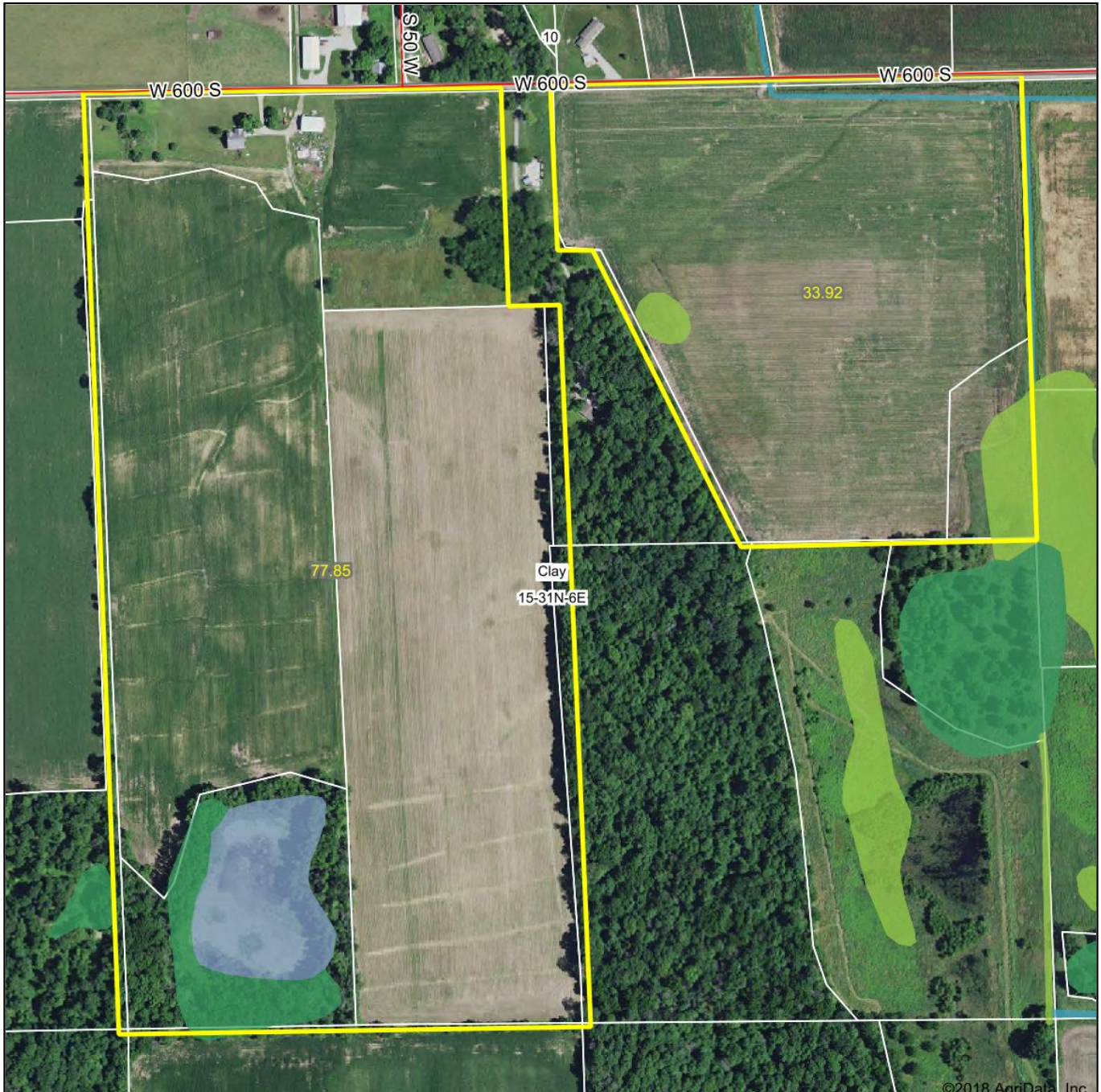
8/29/2018



# WETLANDS MAP

## TRACTS 1-8

### Aerial Map



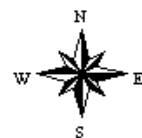
**SCHRADER**  
Real Estate and Auction Company, Inc.

map center: 41° 8' 29.33, -85° 50' 45.96

0ft 436ft 873ft

Maps Provided By:  
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**15-31N-6E**  
**Kosciusko County**  
**Indiana**

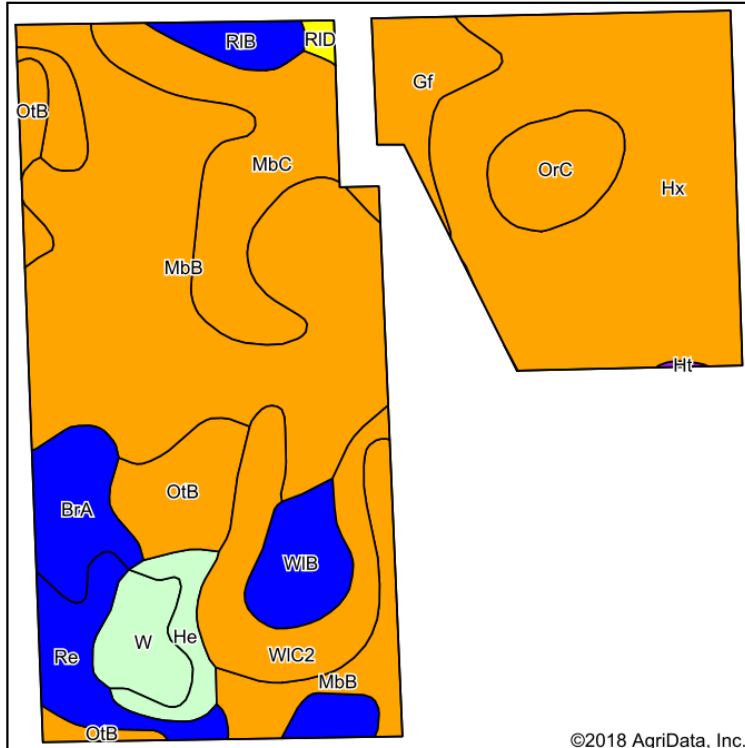


8/29/2018

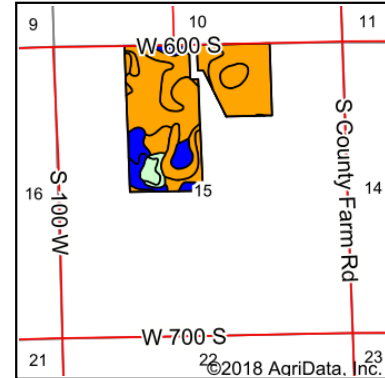
# SURETY SOIL MAP

## TRACTS 1-8

### Soils Map



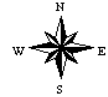
Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Kosciusko**  
 Location: **15-31N-6E**  
 Township: **Clay**  
 Acres: **111.77**  
 Date: **8/29/2018**

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Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IN085, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay	Corn	Corn silage	Grass legume hay	Oats	Pasture	Soybeans	Winter wheat
MbB	Metea loamy sand, 2 to 6 percent slopes	34.37	30.8%		IIIe			110	18		4	7	39	55
Hx	Houghton muck, drained	26.22	23.5%		IIIw			159		5		11	42	64
MbC	Metea loamy sand, 6 to 12 percent slopes	9.84	8.8%		IIIe			100	16	3		7	35	50
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	7.34	6.6%		IIIe			125	18	4		8	44	63
OtB	Ormas loamy sand, sandy substratum, 2 to 6 percent slopes	5.87	5.3%		IIIe			100	16	3		7	35	50
Re	Rensselaer loam	4.83	4.3%		IIw			172		6		12	48	69
BrA	Bronson sandy loam, 0 to 2 percent slopes	3.90	3.5%		IIIs			108	16	4		7	38	49
OrC	Ormas loamy sand, 6 to 12 percent slopes	3.82	3.4%		IIIe			90	15	3		6	32	45
Gf	Gilford sandy loam, gravelly substratum	3.80	3.4%		IIIw			150	20	5		10	33	60
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	3.38	3.0%		Ile			140	19	5		9	49	70
W	Water	2.91	2.6%											
He	Histosols and Aquoils	2.08	1.9%											
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	1.63	1.5%		Ile			140	19	5		9	49	70
BoC	Boyer loamy sand, 6 to 12 percent slopes	1.36	1.2%		IIIe	IIIe	4	82	13	3	58	6	29	45
RID	Riddles fine sandy loam, 12 to 18 percent slopes	0.35	0.3%		IVe			115	17	4		8	40	58
Ht	Houghton muck, undrained, 0 to 1 percent slopes	0.07	0.1%		Vw									
Weighted Average							*-	120.4	11.8	4	0.7	8.1	37.9	55.2

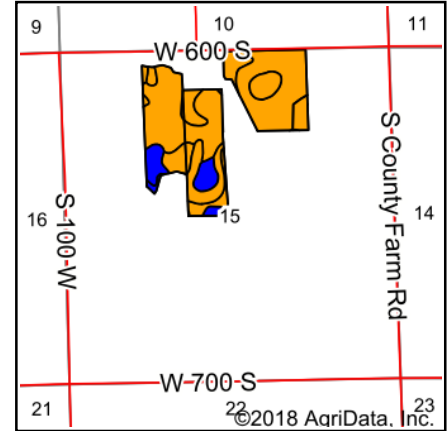
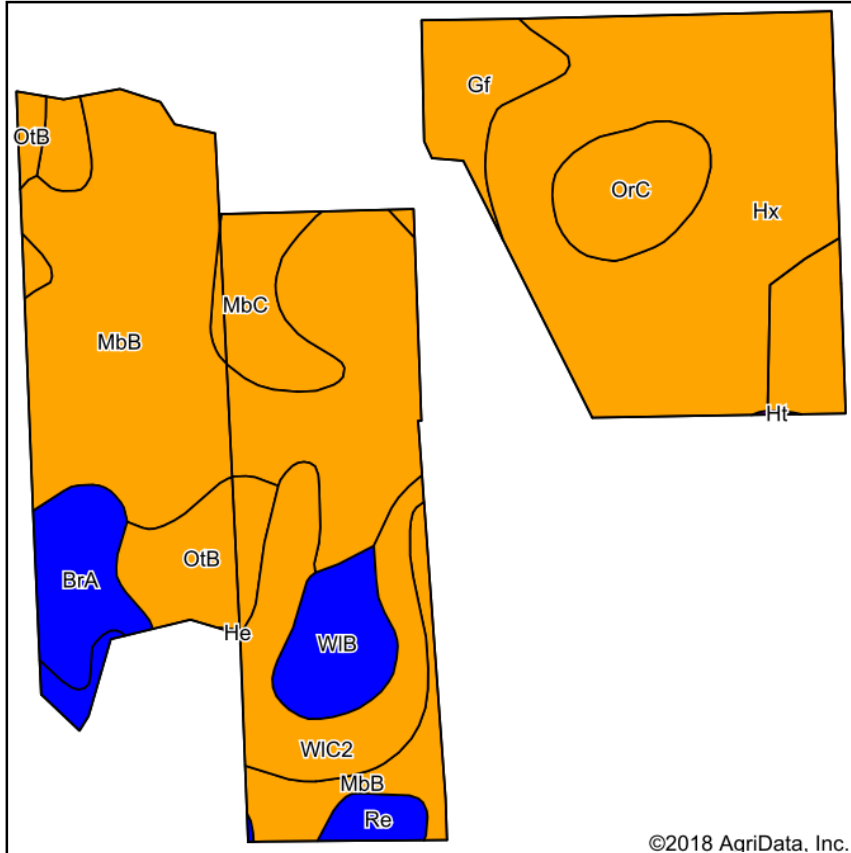
Soils data provided by USDA and NRCS.



# TILLABLE SOIL MAP

## TRACTS 1-8

### Soils Map



State: **Indiana**  
 County: **Kosciusko**  
 Location: **15-31N-6E**  
 Township: **Clay**  
 Acres: **86.87**  
 Date: **8/29/2018**

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

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 20

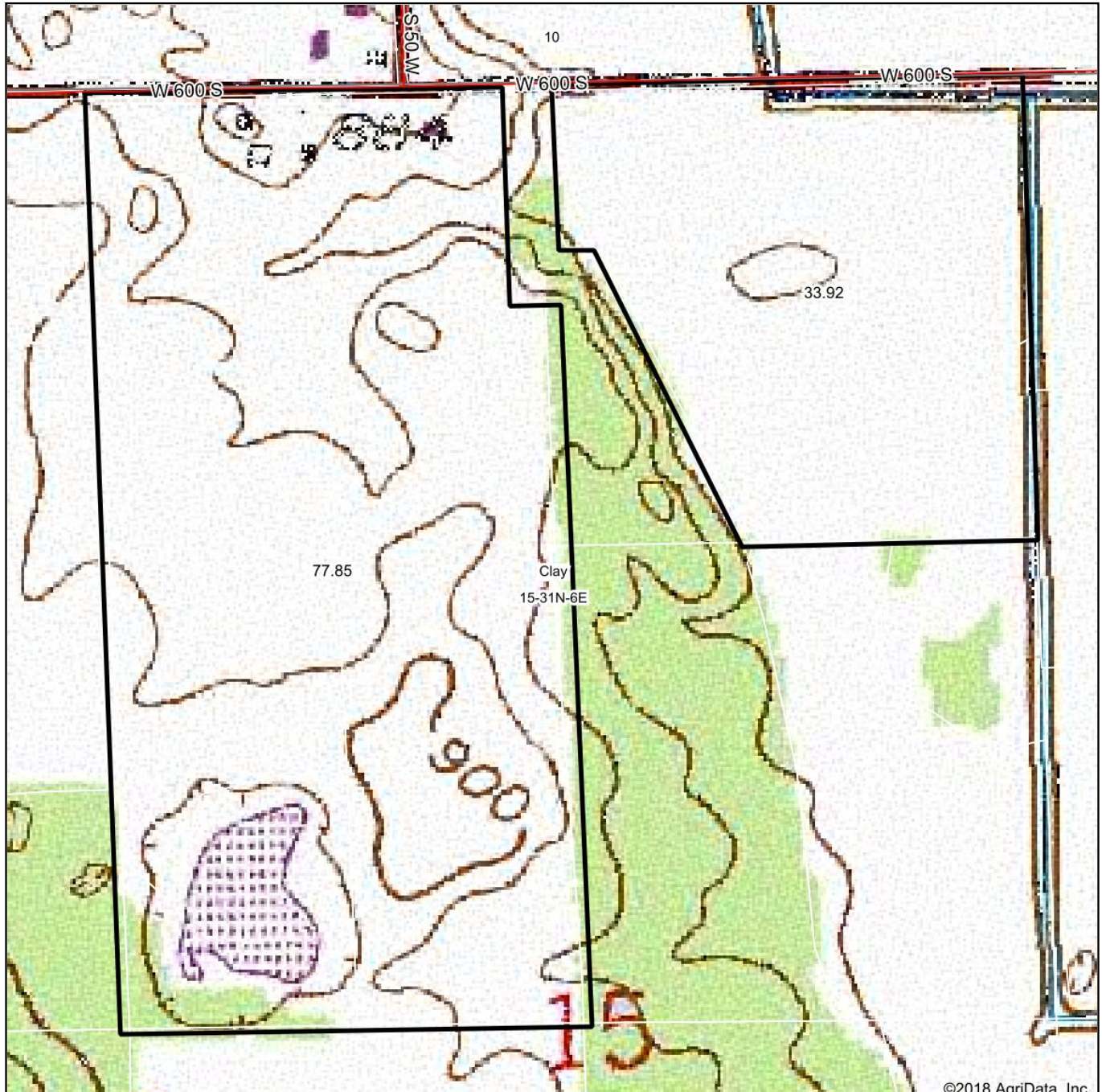
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay	Corn	Corn silage	Grass legume hay	Oats	Pasture	Soybeans	Winter wheat
MbB	Metea loamy sand, 2 to 6 percent slopes	29.87	34.4%		IIIe			110	18	4		7	39	55
Hx	Houghton muck, drained	25.29	29.1%		IIIw			159		5		11	42	64
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	6.71	7.7%		IIIe			125	18	4		8	44	63
OtB	Ormas loamy sand, sandy substratum, 2 to 6 percent slopes	4.69	5.4%		IIIe			100	16	3		7	35	50
OrC	Ormas loamy sand, 6 to 12 percent slopes	3.82	4.4%		IIIe			90	15	3		6	32	45
BrA	Bronson sandy loam, 0 to 2 percent slopes	3.59	4.1%		IIs			108	16	4		7	38	49
Gf	Gilford sandy loam, gravelly substratum	3.46	4.0%		IIIw			150	20	5		10	33	60
MbC	Metea loamy sand, 6 to 12 percent slopes	3.46	4.0%		IIIe			100	16	3		7	35	50
WB	Wawasee fine sandy loam, 2 to 6 percent slopes	3.38	3.9%		Ile			140	19	5		9	49	70
Re	Rensselaer loam	1.64	1.9%		IIw			172		6		12	48	69
BoC	Boyer loamy sand, 6 to 12 percent slopes	0.96	1.1%		IIIe	IIIe	4	82	13	3	58	6	29	45
Weighted Average								*-	127.1	12.1	4.3	0.6	8.5	58

Soils data provided by USDA and NRCS.

# TOPOGRAPHIC SOIL MAP

## TRACTS 1-8

### Topography Map



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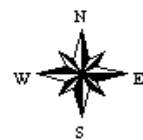
map center: 41° 8' 29.33, -85° 50' 45.96

0ft 436ft 873ft

Maps Provided By:



**15-31N-6E**  
**Kosciusko County**  
**Indiana**

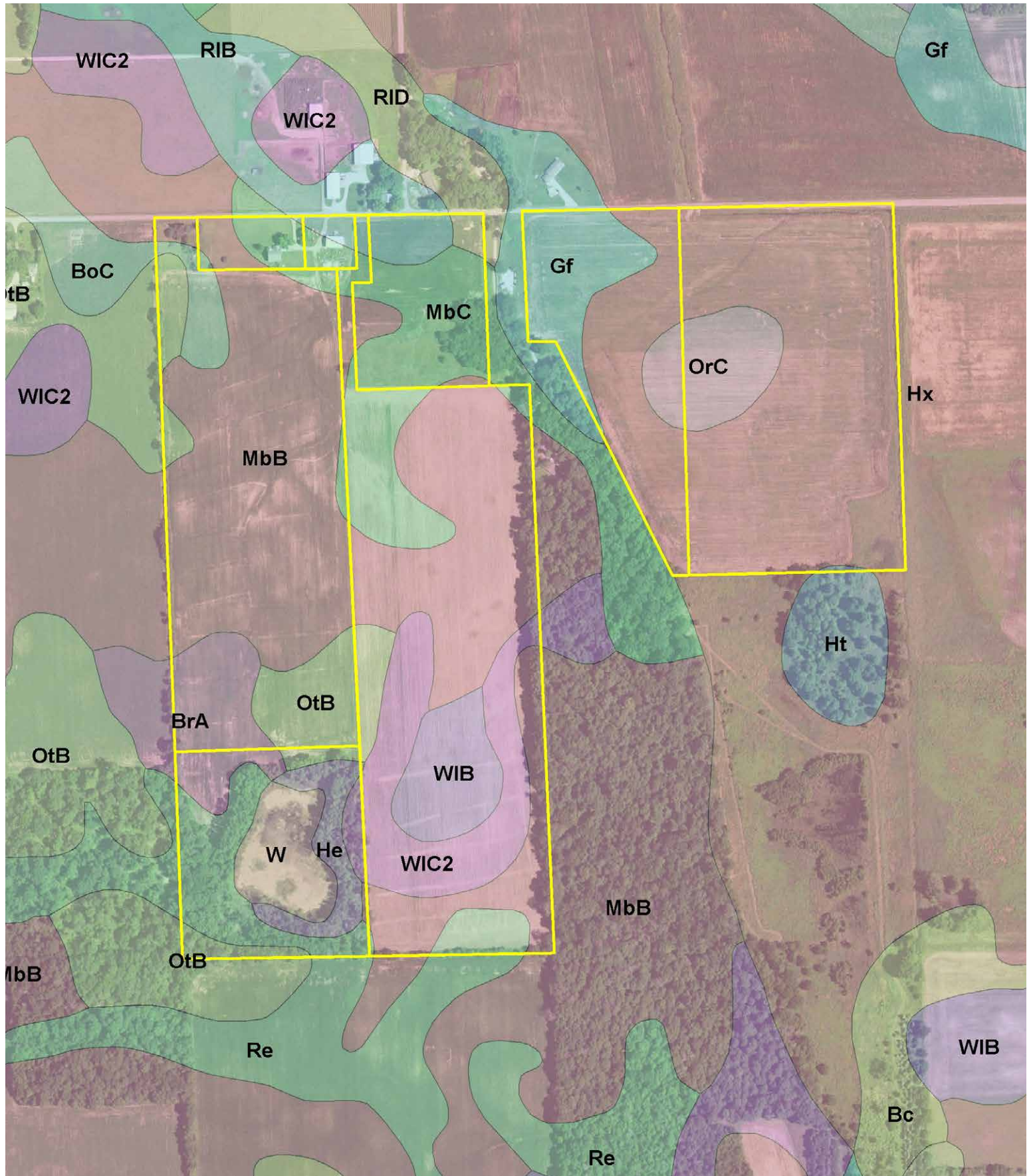


8/29/2018



# SOIL MAP

## TRACTS 1-8









# **TAX INFORMATION**

# TAX INFORMATION



**Beacon™** Kosciusko County, IN

## Summary (Auditor)

**Parcel ID** 001-058-002  
**Tax Bill ID** 0170700280  
**State ID** 43-15-15-400-036.000-001  
**Property Address** 669 W 600 S  
 Claypool  
**Brief Legal Description** 001-058-002 E 1/2 NW 15-31-6 77.85A  
 (Note: Not to be used on legal documents)  
 Clay  
**Tax District** 1.1753  
**Total Tax Rate** 1.1753  
**Property Type** 65 - Agricultural  
**Mortgage Co** N/A  
**Last Change Date**



43-15-15-400-036.000-001 08/24/2010

## Owner (Auditor)

Byrer Darrel P & Helena L TBE  
 669 W 600 S  
 Claypool, IN 46510

## Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
6/8/2001	Gunter Thelda May Estate Of	Per Rep Deed			SEE NOTE
1/23/1990	Conversion Record				

## Exemptions (Auditor)

Type	Description	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014	2012 Pay 2013
Homestead	STD_EX	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	Supplemental HC	\$52,850.00	\$51,625.00	\$51,205.00	\$48,895.00	\$48,335.00	\$49,000.00	\$48,615.00

## Homestead Assessments (Auditor)

	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
Land	\$93,600.00	\$104,900.00	\$110,000.00	\$114,300.00	\$114,300.00	\$100,600.00
Res Land	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00
Improve	\$205,700.00	\$201,400.00	\$201,300.00	\$191,900.00	\$193,200.00	\$196,600.00
Res Improve	\$178,000.00	\$174,500.00	\$173,300.00	\$166,700.00	\$165,100.00	\$167,000.00

## Other Assessments (Auditor)

Tax Year	Number	Name	Rate Code	Rate/Acre	Minimum	Amount
2017 Pay 2018	617	Walnut Creek (617)	Z - Rate	3.13	6.25	243.68
2016 Pay 2017	617	Walnut Creek (617)	Z - Rate	3.13	6.25	243.68
2015 Pay 2016	617	Walnut Creek (617)	Z - Rate	3.13	6.25	243.68
2014 Pay 2015	617	Walnut Creek (617)	Z - Rate	3.13	6.25	243.68
2013 Pay 2014	617	Walnut Creek (617)	Z - Rate	3.13	6.25	243.68
2012 Pay 2013	617	Walnut Creek (617)	Z - Rate	3.13	6.25	243.68

## Circuit Breaker Allocations for 2019 (Auditor)

Caps		Land	Improvement	Total
1%	Homestead	18,000	178,000	196,000
2%	Residential	0	0	0
3%	Non-Residential	0	27,700	27,700
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	75,600	0	75,600
	Total	93,600	205,700	299,300

## 2018 Tax Statements (Treasurer)

43-15-15-400-036.000-001  
 Tax Statements are a duplicate copy of the original mailing

# TAX INFORMATION

## Billing Information (Treasurer)

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Spring Tax	\$1,232.16	\$1,346.06	\$1,317.46	\$1,223.95	\$1,184.76
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,232.16	\$1,346.06	\$1,317.46	\$1,223.95	\$1,184.76
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$243.68	\$243.68	\$243.68	\$243.68	\$243.68
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Charges</b>	<b>\$2,708.00</b>	<b>\$2,935.80</b>	<b>\$2,878.60</b>	<b>\$2,691.58</b>	<b>\$2,613.20</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,354.00)	(\$2,935.80)	(\$2,878.60)	(\$2,691.58)	(\$2,613.20)
<b>= Total Due</b>	<b>\$1,354.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Total due amount rolls forward to the most current year. 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.

## Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2017 Pay 2018	2603185	5/10/2018	Paid at Bank	5/29/2018	\$1,354.00
2016 Pay 2017	2538930	11/13/2017	Paid at Bank	11/27/2017	\$1,467.90
2016 Pay 2017	2499794	5/10/2017	Paid at Bank	5/24/2017	\$1,467.90
2015 Pay 2016	2434682	11/10/2016	Paid at bank	11/18/2016	\$1,439.30
2015 Pay 2016	2396966	5/10/2016	Paid at Bank	5/27/2016	\$1,439.30
2014 Pay 2015	2330489	11/10/2015	Paid at Bank	11/24/2015	\$1,345.79
2014 Pay 2015	2290191	5/11/2015	5/11/15 Market	5/27/2015	\$1,345.79
2013 Pay 2014	2224042	11/10/2014	Paid at bank	11/21/2014	\$1,306.60
2013 Pay 2014	2184497	5/12/2014	Paid at Bank	5/28/2014	\$1,306.60
2012 Pay 2013	2117244	11/12/2013	Paid At Bank11-6-13	11/18/2013	\$1,230.06
2012 Pay 2013	2078206	5/10/2013		5/23/2013	\$1,230.06

## Photos (Assessor)



No data available for the following modules: Sales (Assessor).

# TAX INFORMATION

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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# TAX INFORMATION



**Beacon**<sup>TM</sup> Kosciusko County, IN

## Summary (Auditor)

Parcel ID 001-057-001  
Tax Bill ID 0170700281  
State ID 43-15-15-100-001.000-001  
Property Address N/A  
Brief Legal Description 001-057-001 NW NE 15-31-6 33.91A  
(Note: Not to be used on legal documents)  
Tax District Clay  
Total Tax Rate 1.1753  
Property Type 65 - Agricultural  
Mortgage Co N/A  
Last Change Date

## Owner (Auditor)

Byrer Darrel P & Helena L TBE  
669 W 600 S  
Claypool, IN 46510

## Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
6/8/2001	Gunter Thelda May Estate Of	Per Reps Deed			SEE NOTE*AM
1/23/1990	Conversion Record				

## Homestead Assessments (Auditor)

	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
Land	\$48,200.00	\$55,400.00	\$58,700.00	\$61,400.00	\$61,400.00	\$52,700.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

## Other Assessments (Auditor)

Tax Year	Number	Name	Rate Code	Rate/Acre	Minimum	Amount
2017 Pay 2018	617	Walnut Creek (617)	Z - Rate	3.13	6.25	106.14
2016 Pay 2017	617	Walnut Creek (617)	Z - Rate	3.13	6.25	106.14
2015 Pay 2016	617	Walnut Creek (617)	Z - Rate	3.13	6.25	106.14
2014 Pay 2015	617	Walnut Creek (617)	Z - Rate	3.13	6.25	106.14
2013 Pay 2014	617	Walnut Creek (617)	Z - Rate	3.13	6.25	106.14
2012 Pay 2013	617	Walnut Creek (617)	Z - Rate	3.13	6.25	106.14

## Circuit Breaker Allocations for 2019 (Auditor)

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	0	0	0
3%	Non-Residential	0	0	0
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	48,200	0	48,200
	Total	48,200	0	48,200

## 2018 Tax Statements (Treasurer)

43-15-15-100-001.000-001  
Tax Statements are a duplicate copy of the original mailing

## Billing Information (Treasurer)

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Spring Tax	\$325.56	\$367.34	\$381.02	\$350.90	\$307.26
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$325.56	\$367.34	\$381.02	\$350.90	\$307.26
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

# TAX INFORMATION

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Other Assess	\$106.14	\$106.14	\$106.14	\$106.14	\$106.14
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Charges</b>	<b>\$757.26</b>	<b>\$840.82</b>	<b>\$868.18</b>	<b>\$807.94</b>	<b>\$720.66</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$378.63)	(\$840.82)	(\$868.18)	(\$807.94)	(\$720.66)
<b>= Total Due</b>	<b>\$378.63</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Total due amount rolls forward to the most current year. 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.

## Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2017 Pay 2018	2603187	5/10/2018	Paid at Bank	5/29/2018	\$378.63
2016 Pay 2017	2538928	11/13/2017	Paid at Bank	11/27/2017	\$420.41
2016 Pay 2017	2499795	5/10/2017	Paid at Bank	5/24/2017	\$420.41
2015 Pay 2016	2434683	11/10/2016	Paid at bank	11/18/2016	\$434.09
2015 Pay 2016	2396967	5/10/2016	Paid at Bank	5/27/2016	\$434.09
2014 Pay 2015	2330488	11/10/2015	Paid at Bank	11/24/2015	\$403.97
2014 Pay 2015	2290189	5/11/2015	5/11/15 Market	5/27/2015	\$403.97
2013 Pay 2014	2224041	11/10/2014	Paid at bank	11/21/2014	\$360.33
2013 Pay 2014	2184496	5/12/2014	Paid at Bank	5/28/2014	\$360.33
2012 Pay 2013	2117246	11/12/2013	Paid At Bank 11-6-13	11/18/2013	\$344.48
2012 Pay 2013	2078205	5/10/2013		5/23/2013	\$344.48

No data available for the following modules: Sales (Assessor), Exemptions (Auditor), Photos (Assessor).

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# FARM RECORD

# FARM RECORD

INDIANA  
KOSCIUSKO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 27

Prepared : Sep 28, 2018

Crop Year : 2019

Operator Name : DARREL P BYRER  
Farms Associated with Operator : 18-085-27  
CRP Contract Number(s) : None  
Recon ID : None

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
115.19	86.87	86.87	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	86.87	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	59.20	0.00	0	130	
Soybeans	27.60	0.00	0	43	
<b>TOTAL</b>	<b>86.80</b>	<b>0.00</b>			

### NOTES

Tract Number : 2049

Description : G11/A2 NW & NE 1/4 SEC 15 CLAYP TWP  
FSA Physical Location : INDIANA/KOSCIUSKO  
ANSI Physical Location : INDIANA/KOSCIUSKO  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : HELENA L BYRER, DARREL P BYRER  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
115.19	86.87	86.87	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	86.87	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	59.20	0.00	0	130
Soybeans	27.60	0.00	0	43

# FARM RECORD

INDIANA  
KOSCIUSKO

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 27

Prepared : Sep 28, 2018

Crop Year : 2019

Tract 2049 Continued ...

TOTAL	86.80	0.00
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### NOTES

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# FARM RECORD

## USDA Farm 27 Tract 2049

Map prepared on: 4/18/2018

Administered by: Kosciusko County, Indiana

115.19 Tract acres  
86.87 Cropland acres  
0 CRP acres

CRP

CLU

Kosciusko Co., IN

Wetland Determination Identifiers:

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2018-04-18 11:35:29



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	25.72	N	2				Y	
2	28.54	N	2				Y	
3	29.94	N	2				Y	
4	2.67	N	2				Y	
5	8.88	N	10				N	
7	3.6	N	10				N	
9	3.96	N	10				N	
11	2.59	N	10				N	
12	9.29	N	10				N	

Farm 27 Tract 2049

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**PHOTOS**



# PHOTOS





# PHOTOS





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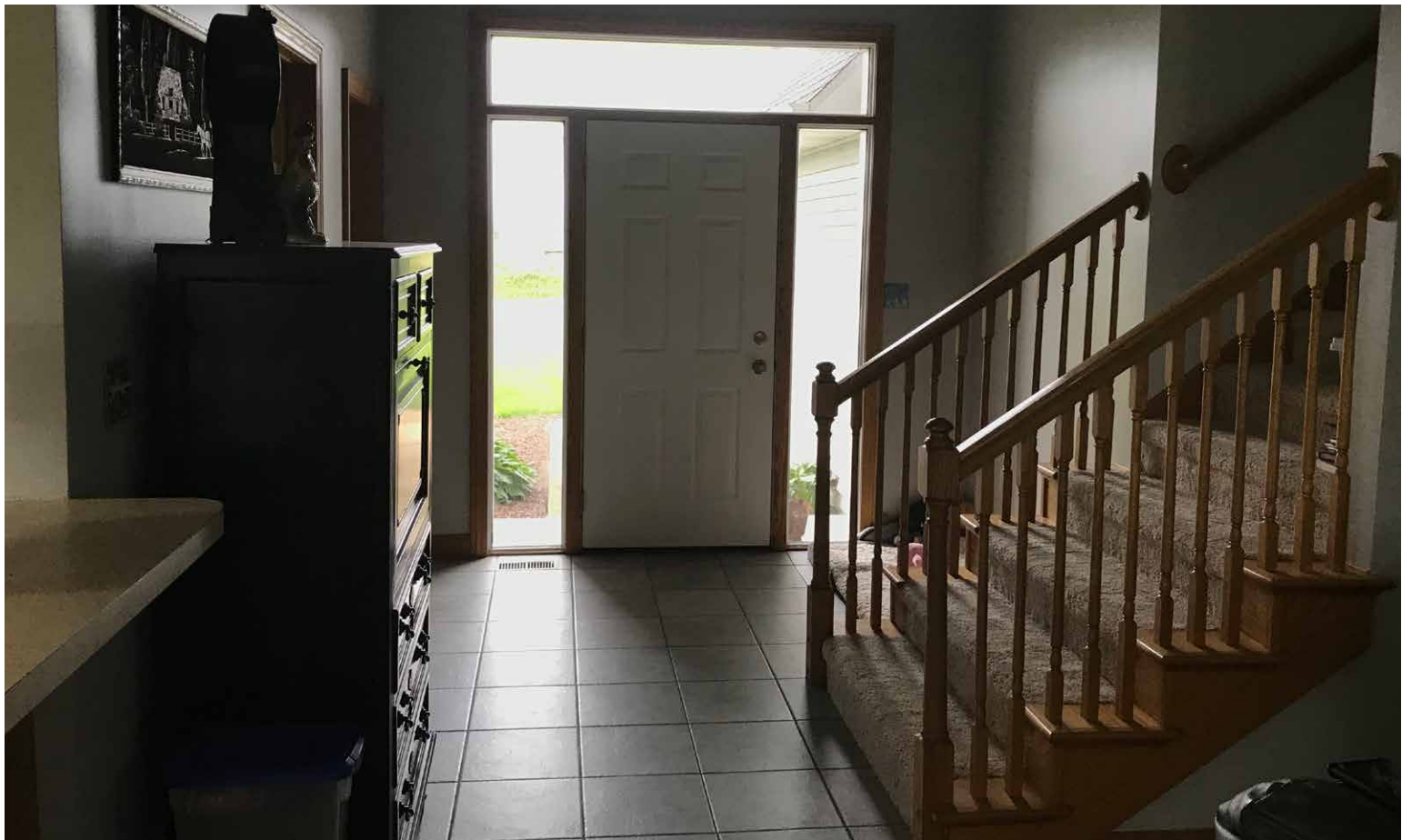




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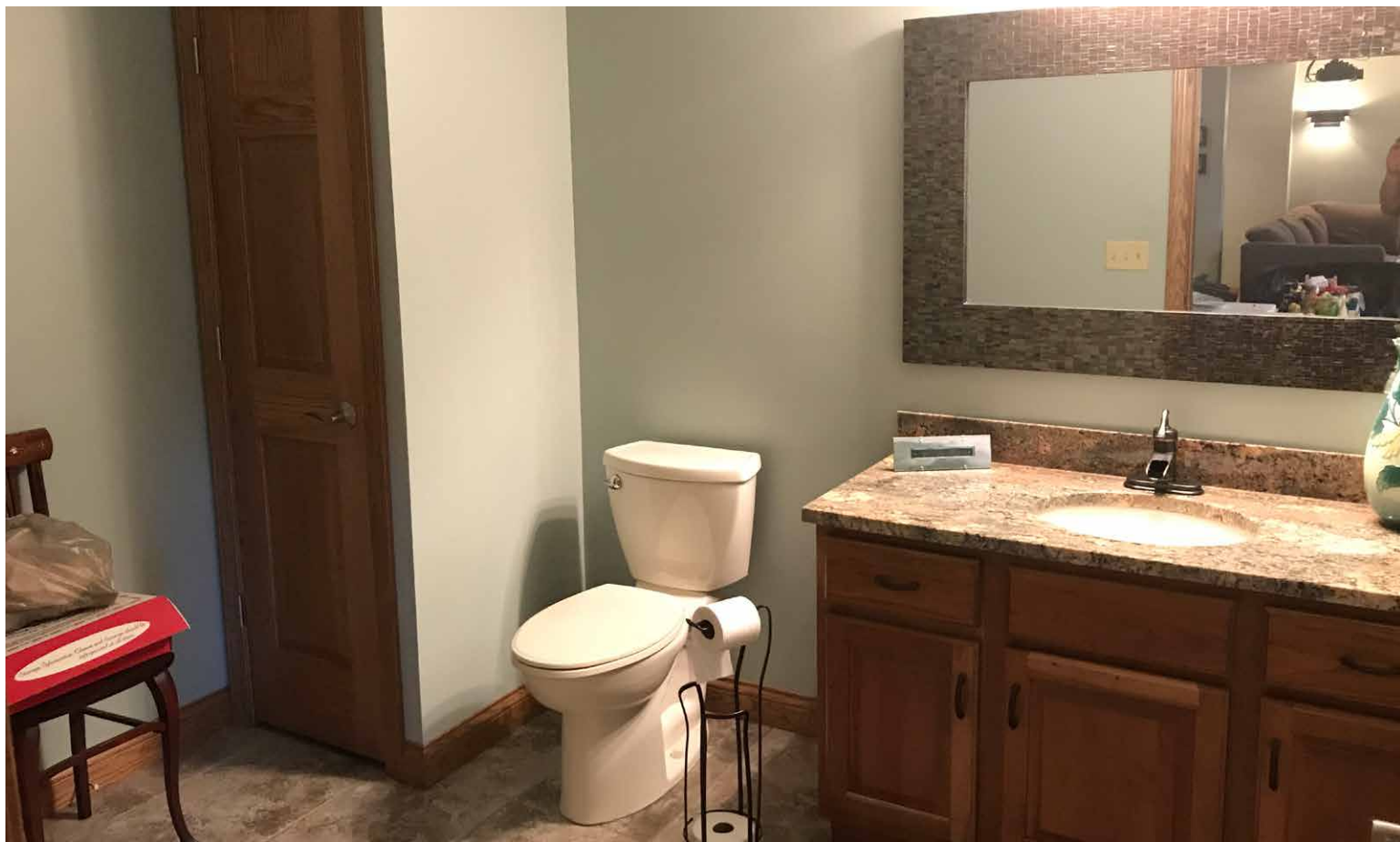


# PHOTOS





# PHOTOS



# PHOTOS





# **AUCTION TERMS & CONDITIONS**

# AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 8 individual tracts, as a total 111.5± acre unit. Bid on individual tracts any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

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

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

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

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

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** 30 days after closing on tracts 2 & 3, the crop land subject to tenants rights.

**REAL ESTATE TAXES:** Prorated from day of closing.

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

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

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

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

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

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

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