

Noble County  
Indiana

116.5±  
acres  
2 FARMS • 9 TRACTS

Real Estate  
**Auction**

Tract 5

Farm 1

**INFORMATION  
BOOKLET**

6:00 pm

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



ONLINE BIDDING AVAILABLE

800-451-2709 • [SchraderAuction.com](http://SchraderAuction.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.

SELLERS: Betty (Louis) Lash Estate; Daniel Lash, Executor  
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](http://SchraderAuction.com)

## REAL ESTATE AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 9 individual tracts, any combination of tracts and as a total 116.5± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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

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

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

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

**CLOSING:** The targeted closing date will be approximately 30 days after the auction. The balance of the real estate purchase price is due at closing.

**POSSESSION:** Possession on Tracts 1, 2 & 5 will take place at

closing. Tracts 3, 4, 6, 7, 8 and 9 are subject to tenants rights on growing crops.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) and 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.

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



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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, NOVEMBER 1, 2018**

**116.5 ACRES – AVILLA, 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 25, 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**  
**116.5± Acres • Avilla, Indiana**  
**Thursday, November 1, 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, November 1, 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:

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

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 25, 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:**

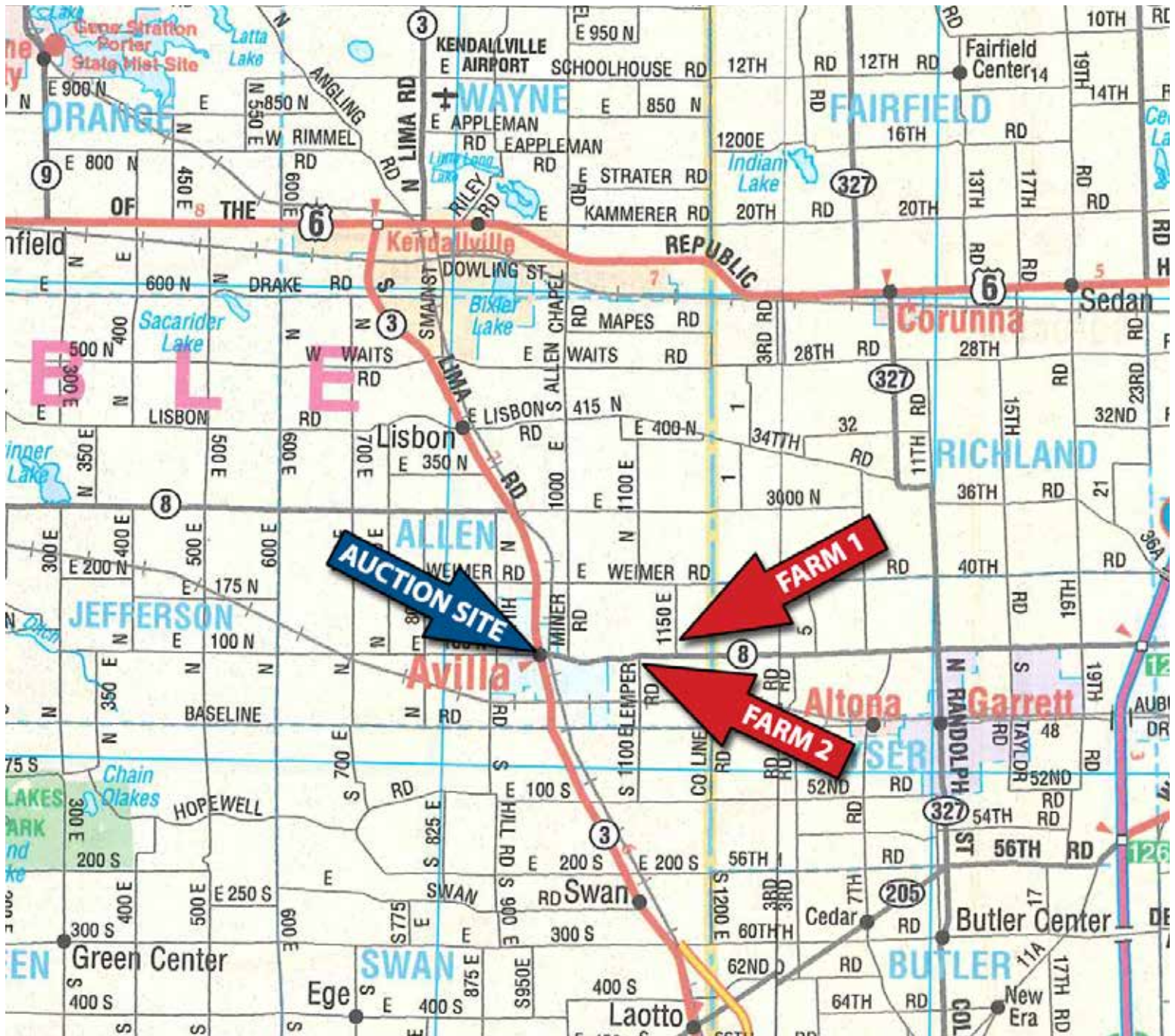
E-mail address of registered bidder: \_\_\_\_\_

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.



**MAPS**

# LOCATION MAP



## **AUCTION LOCATION:** Avilla

American Legion, 205 Ley St, Avilla, IN 46710

## **FARM 1: 80± ACRES**

Located east of Avilla, Indiana, 2 miles on St RD 8 to N 1150 E, then north ¾ mile.

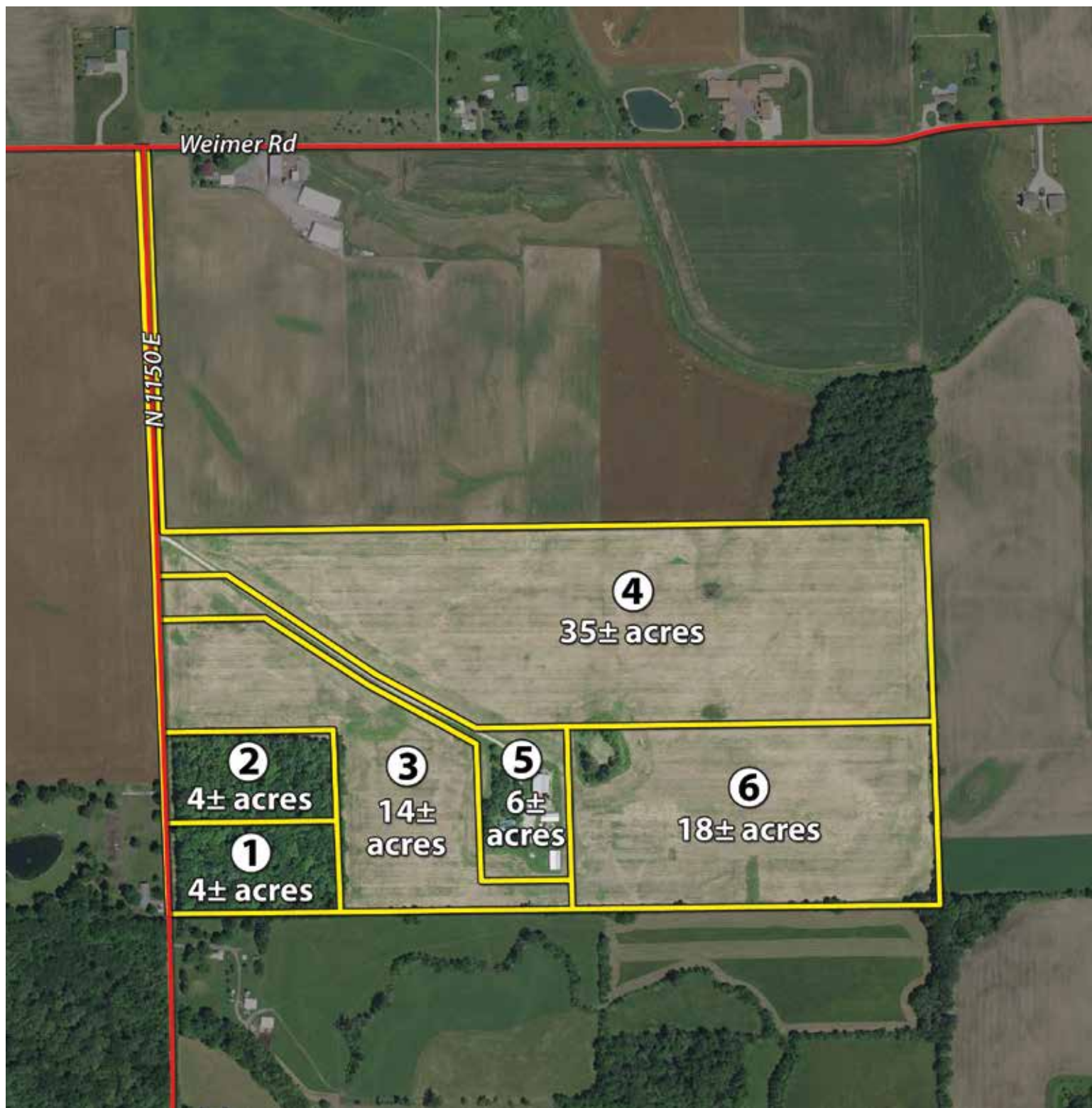
## **FARM 2: 35.5± ACRES**

Located east of Avilla, Indiana, 1 ½ miles on St RD 8 to N 1100 E/Lemper Rd, then south ¼ mile.

*Close to  
Ft Wayne, Auburn,  
Angola and Ohio!  
Don't miss  
this opportunity!*



# AERIAL MAP - FARM 1



# AERIAL MAP - FARM 2

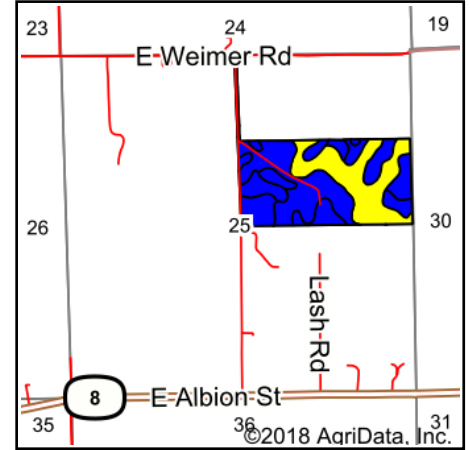
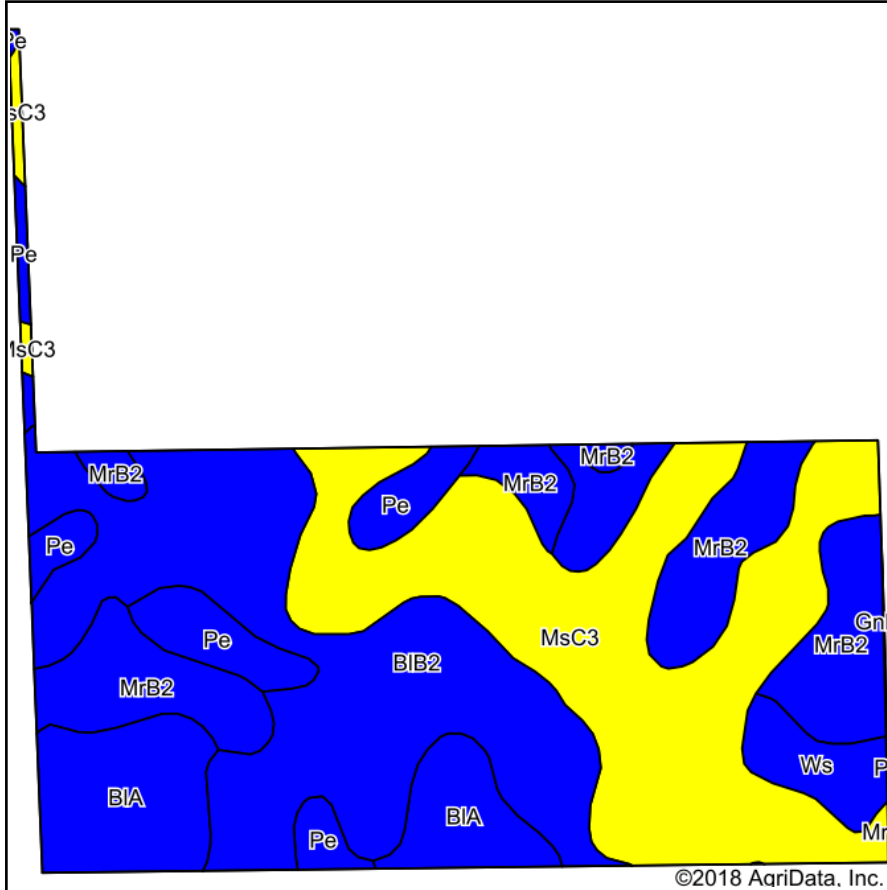


# **SOIL INFORMATION**



# SOIL MAP - FARM 1

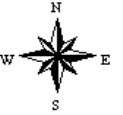
## Soils Map



State: **Indiana**  
 County: **Noble**  
 Location: **25-34N-11E**  
 Township: **Allen**  
 Acres: **81**  
 Date: **6/18/2018**

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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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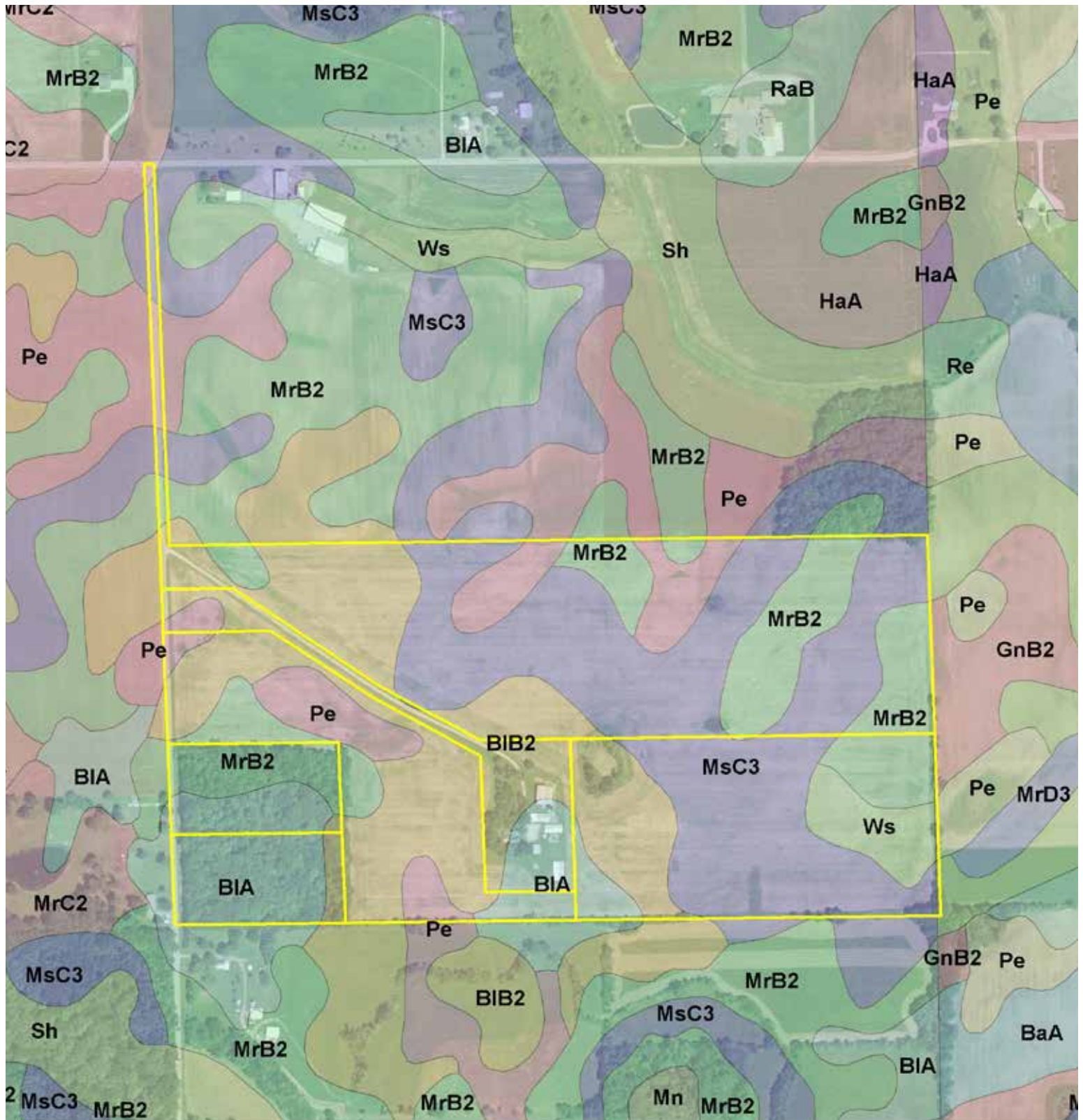


Area Symbol: IN033, Soil Area Version: 22  
 Area Symbol: IN113, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soybeans	Grass legume pasture	Winter wheat	Grass legume hay	Alfalfa hay	Corn silage	Oats	Corn	Pasture
MsC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	25.62	31.6%		Ive	37	7	47	4		15		105	
BIB2	Blount silt loam, 1 to 4 percent slopes, eroded	22.90	28.3%		Ile	44	9	61	5				136	
MrB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	14.12	17.4%		Ile	44	8	57	4		1	5	128	
BIA	Blount silt loam, 0 to 2 percent slopes	8.71	10.8%		Ilw	46	9	63	5		1	4	141	
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	7.28	9.0%		Ilw	47	11	64	5				157	
Ws	Washtenaw silt loam	2.37	2.9%		Ilw	51		68	6		22		170	11
Weighted Average						42.5	8.1	56.6	4.5	*-	5.7	1.3	128.2	0.3

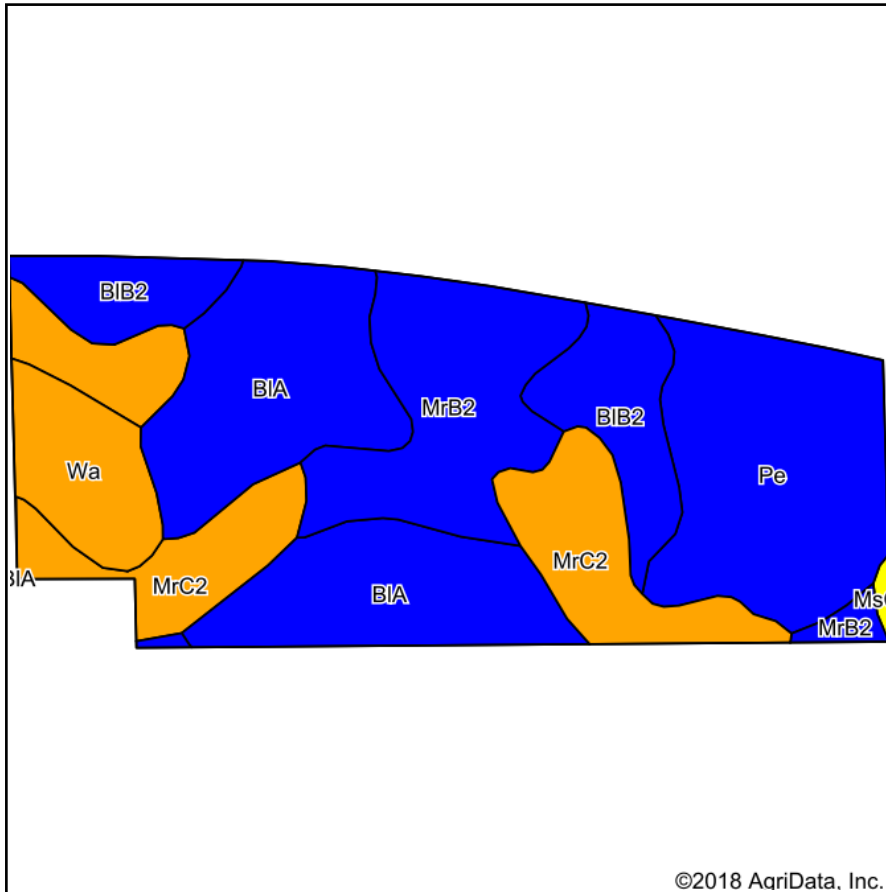
Soils data provided by USDA and NRCS.

# SOIL MAP - FARM 1

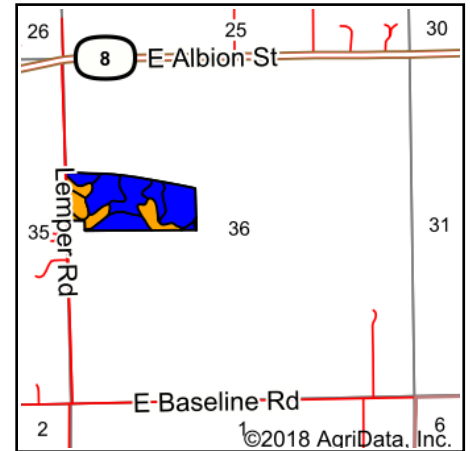


# SOIL MAP - FARM 2

## Soils Map



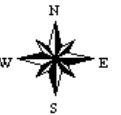
Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Noble**  
 Location: **36-34N-11E**  
 Township: **Allen**  
 Acres: **35.59**  
 Date: **8/31/2018**

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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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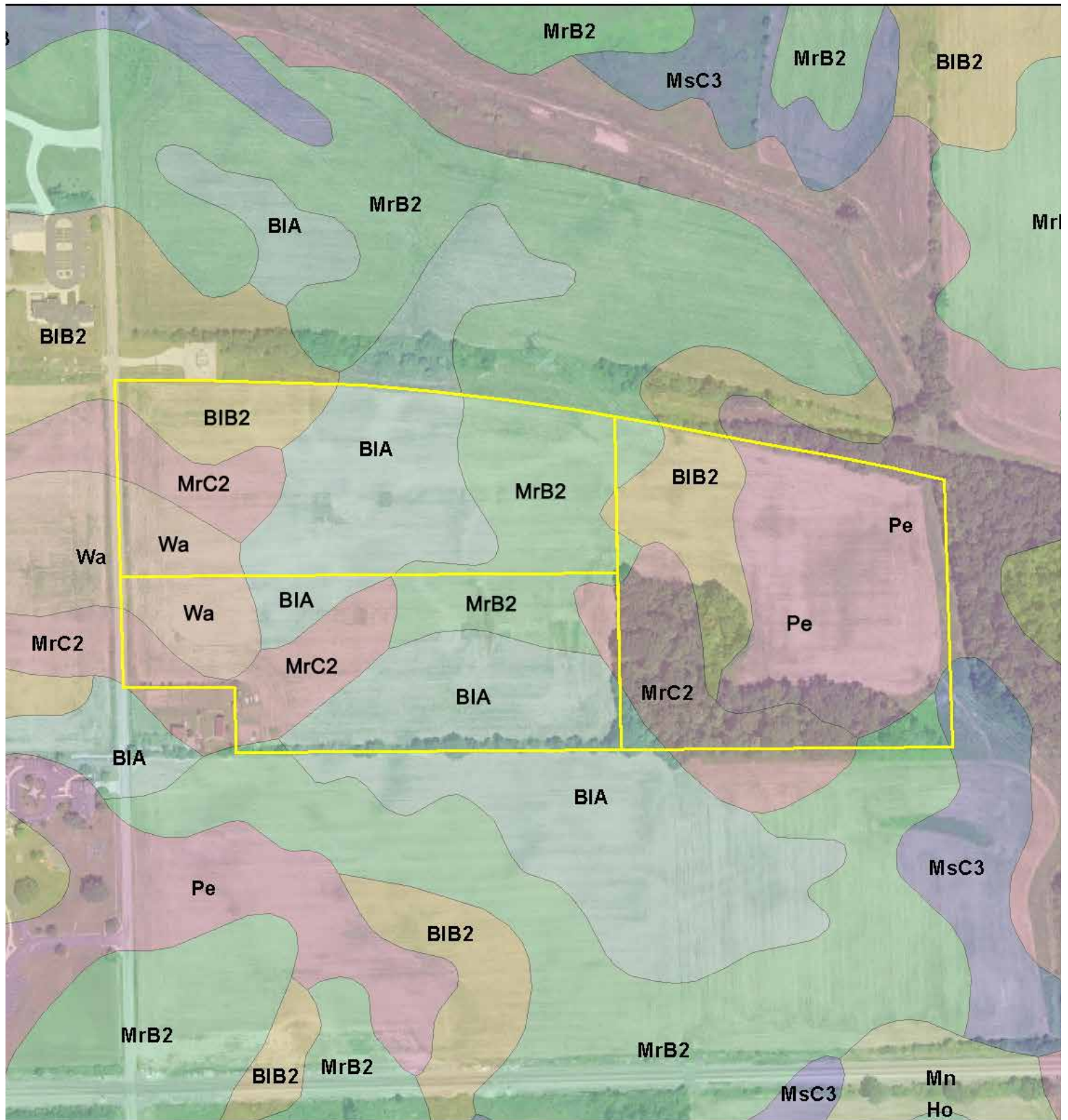
### Area Symbol: IN113, Soil Area Version: 22

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
BIA	Blount silt loam, 0 to 2 percent slopes	9.52	26.7%		IIw	141	46	63	9	5	4	1	
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	6.99	19.6%		IIw	157	47	64	11	5			
MrC2	Morley silt loam, 6 to 12 percent slopes, eroded	6.67	18.7%		IIIe	118	41	53	8	4		16	
MrB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	5.69	16.0%		Ile	128	44	57	8	4	5	1	
BIB2	Blount silt loam, 1 to 4 percent slopes, eroded	4.13	11.6%		Ile	136	44	61	9	5			
Wa	Walkill silt loam	2.47	6.9%		IIIw	165	49	66		5		23	11
MsC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	0.12	0.3%		IVe	105	37	47	7	4		15	
<b>Weighted Average</b>						<b>138.7</b>	<b>44.9</b>	<b>60.3</b>	<b>8.4</b>	<b>4.6</b>	<b>1.9</b>	<b>5.1</b>	<b>0.8</b>

Soils data provided by USDA and NRCS.



# SOIL MAP - FARM 2









# **FSA MAP**

# FSA INFORMATION - FARM 1

INDIANA

DEKALB

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 7436

Prepared : Oct 9, 2018

Crop Year : 2019

**Operator Name** : BRECHBILL FARMS INC  
**Farms Associated with Operator** : 18-033-803, 18-033-951, 18-033-1018, 18-033-3028, 18-033-4511, 18-033-5055, 18-033-6805, 18-033-6813, 18-033-6814, 18-033-6817, 18-033-6818, 18-033-6819, 18-033-6821, 18-033-6822, 18-033-6823, 18-033-6918, 18-033-6936, 18-033-7040, 18-033-7229, 18-033-7436, 18-033-7438  
**CRP Contract Number(s)** : None  
**Recon ID** : 18-033-2018-40

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
78.27	66.80	66.80	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	66.80	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	12.40	0.00	0	39	
Corn	32.20	0.00	0	84	
<b>TOTAL</b>	<b>44.60</b>	<b>0.00</b>			

### NOTES

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**Tract Number** : 34155

**Description** : NOBLE CO ALLEN SEC 25 1150 E N OF SR8 E SIDE  
**FSA Physical Location** : INDIANA/NOBLE  
**ANSI Physical Location** : INDIANA/NOBLE  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : BETTY LASH ESTATE  
**Other Producers** : None  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.27	66.80	66.80	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	66.80	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
Wheat	12.40	0.00	0	39

# FSA INFORMATION - FARM 1

INDIANA  
DEKALB  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 7436  
Prepared : Oct 9, 2018  
Crop Year : 2019

### Tract 34155 Continued ...

Corn	32.20	0.00	0	84
<b>TOTAL</b>	<b>44.60</b>	<b>0.00</b>		

### NOTES

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.

# FSA INFORMATION - FARM 1



# FSA INFORMATION - FARM 2

INDIANA

DEKALB

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 7438

Prepared : Oct 9, 2018

Crop Year : 2019

**Operator Name** : BRECHBILL FARMS INC  
**Farms Associated with Operator** : 18-033-803, 18-033-951, 18-033-1018, 18-033-3028, 18-033-4511, 18-033-5055, 18-033-6805, 18-033-6813, 18-033-6814, 18-033-6817, 18-033-6818, 18-033-6819, 18-033-6821, 18-033-6822, 18-033-6823, 18-033-6918, 18-033-6936, 18-033-7040, 18-033-7229, 18-033-7436, 18-033-7438  
**CRP Contract Number(s)** : None  
**Recon ID** : 18-033-2018-40

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
40.98	31.50	31.50	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	31.50	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	5.95	0.00	0	39	
Corn	15.51	0.00	0	84	

**TOTAL** 21.46 0.00

### NOTES

**Tract Number** : 34656

**Description** : NOBLE CO ALLEN SEC 35 & 36 1100 E N OF BASELINE RD

**FSA Physical Location** : INDIANA/NOBLE

**ANSI Physical Location** : INDIANA/NOBLE

**BIA Unit Range Number** :

**HEL Status** : HEL field on tract.Conservation system being actively applied

**Wetland Status** : Wetland determinations not complete

**WL Violations** : None

**Owners** : BETTY LASH ESTATE

**Other Producers** : None

**Recon ID** : 18-033-2018-39

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
40.98	31.50	31.50	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	31.50	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
Wheat	5.95	0.00	0	39



# FSA INFORMATION - FARM 2

INDIANA  
DEKALB  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 7438  
Prepared : Oct 9, 2018  
Crop Year : 2019

### Tract 34656 Continued ...

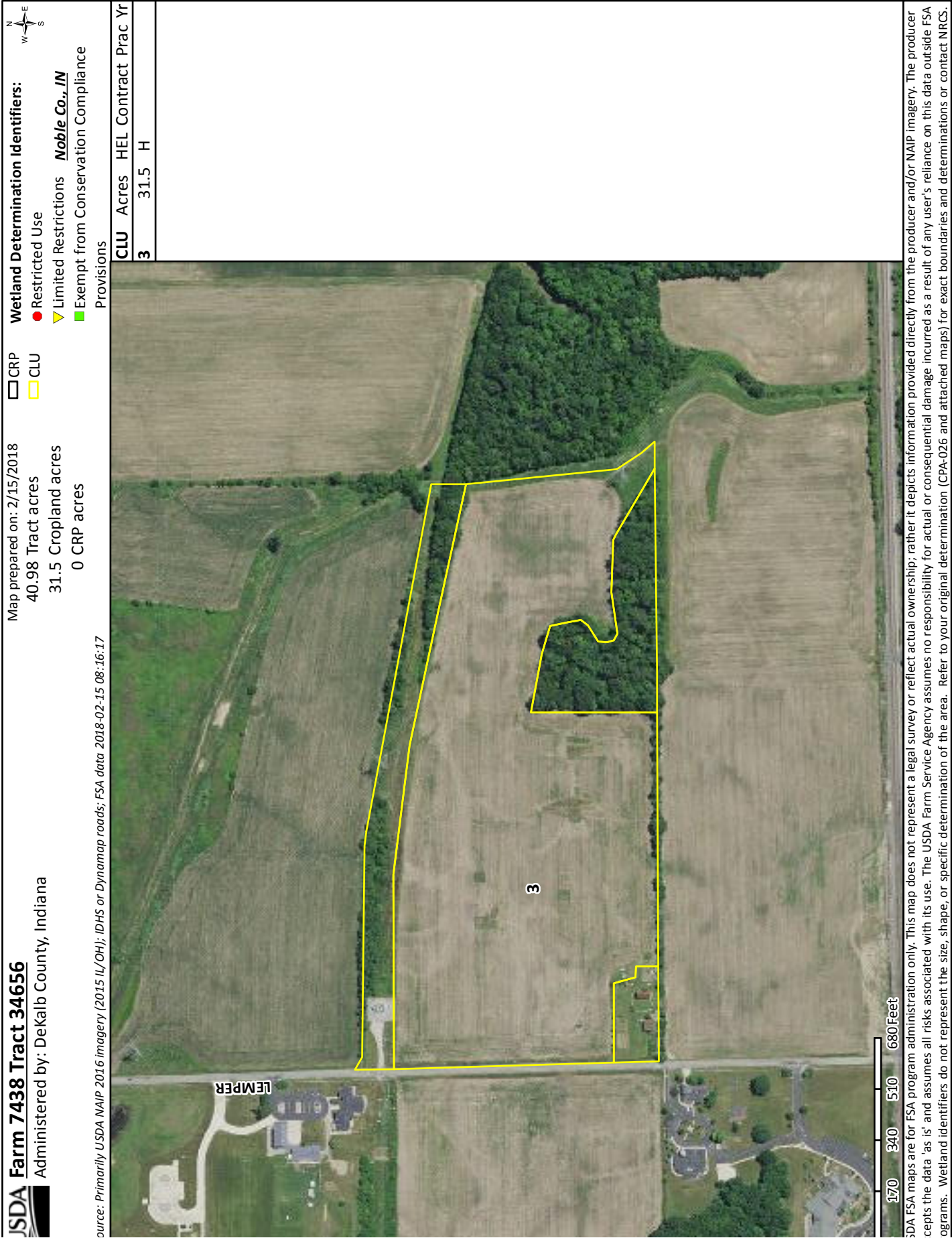
Corn	15.51	0.00	0	84
<b>TOTAL</b>	<b>21.46</b>	<b>0.00</b>		

### NOTES

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# FSA INFORMATION - FARM 2







# **TAX INFORMATION**

# TAX INFORMATION - FARM 1

Beacon - Noble County, IN

10/10/18, 9:06 AM



## Summary (Auditor)

Parcel ID 57-09-25-100-003.000-003  
Tax Bill ID 009-100507-00  
Map Reference #  
Property Address 526 Lash Rd  
Avilla, IN, 46710  
Brief Legal Description S1/2 Ne1/4 Sec 25 80a Strip Off W Side N1/2 Ne1/4 Sec 25 1a  
(Note: Not to be used on legal documents)  
Class AGRICULTURAL - CASH GRAIN/GENERAL FARM  
Tax District 57003 Allen Twp  
Tax Rate Code 9065 - Adv Tax Rate  
Property Type 65 - Agricultural  
Mortgage Co N/A  
Last Change Date N/A

## Ownership (Auditor)

Lash Louis E & Betty C  
%Daniel Lash Executor  
10084 N Eagle Island Rd  
Rome City, IN 46784

## Taxing District (Assessor)

County: Noble  
Township: ALLEN TOWNSHIP  
State District 57003 ALLEN TOWNSHIP  
Local District: 57009  
School Corp: EAST NOBLE  
Neighborhood: 0350100 Allen Twp Base Area

## Site Description (Assessor)

Topography: Flat  
Public Utilities: Electricity  
Street or Road: Paved  
Area Quality Static  
Parcel Acreage: 81

## Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
	LASH LOUIS E & BETTY C			\$0.00

Contact the Auditor's Office for correct transfer dates.

## Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/10/1944	** Unknown At Win Tax Conversion **		123	274	

Contact the Auditor's Office for correct transfer dates.

## Valuation

Assessment Year	2018	2017	2016	2015	2014
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/25/2018	4/9/2017	5/12/2016	7/27/2015	7/21/2014
Land	\$113,000	\$125,100	\$131,100	\$136,100	\$133,000
Land Res (1)	\$18,500	\$18,500	\$18,500	\$18,500	\$18,500
Land Non Res (2)	\$88,700	\$101,900	\$107,900	\$112,900	\$114,500
Land Non Res (3)	\$5,800	\$4,700	\$4,700	\$4,700	\$0
Improvement	\$75,800	\$68,200	\$66,300	\$63,200	\$59,200
Imp Res (1)	\$46,600	\$45,800	\$45,300	\$43,100	\$41,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$29,200	\$22,400	\$21,000	\$20,100	\$17,900



# TAX INFORMATION - FARM 1

Beacon - Noble County, IN

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<b>Total</b>	<b>\$188,800</b>	<b>\$193,300</b>	<b>\$197,400</b>	<b>\$199,300</b>	<b>\$192,200</b>
<b>Total Res (1)</b>	<b>\$65,100</b>	<b>\$64,300</b>	<b>\$63,800</b>	<b>\$61,600</b>	<b>\$59,800</b>
<b>Total Non Res (2)</b>	<b>\$88,700</b>	<b>\$101,900</b>	<b>\$107,900</b>	<b>\$112,900</b>	<b>\$114,500</b>
<b>Total Non Res (3)</b>	<b>\$35,000</b>	<b>\$27,100</b>	<b>\$25,700</b>	<b>\$24,800</b>	<b>\$17,900</b>

## Exemptions

Type	Description	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016
Over 65	Over 65 Credit	\$12,480.00	\$12,480.00	\$12,480.00
Homestead	STD_EX	\$38,580.00	\$38,280.00	\$36,960.00
Homestead	Supplement STD	\$9,002.00	\$8,932.00	\$8,624.00

## Homestead Allocations

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016
Land	\$125,100.00	\$131,100.00	\$136,100.00
Res Land	\$18,500.00	\$18,500.00	\$18,500.00
Improve	\$68,200.00	\$66,300.00	\$63,200.00
Res Improve	\$45,800.00	\$45,300.00	\$43,100.00

## Tax History

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Spring Tax	\$931.96	\$943.24	\$1,071.40	\$1,013.85	\$925.18
+ Spring Penalty	\$0.00	\$0.00	\$107.14	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$931.96	\$943.24	\$1,071.40	\$1,013.85	\$925.18
+ 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	\$205.26	\$121.50	\$127.58	\$121.50	\$121.50
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$11.42	\$10.21	\$9.99
LIT Credits	\$12.37	\$12.56	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$14.48	\$11.80	\$10.78	\$4.68	\$7.43
<b>= Charges</b>	<b>\$2,069.18</b>	<b>\$2,007.98</b>	<b>\$2,377.52</b>	<b>\$2,149.20</b>	<b>\$1,971.86</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,034.59)	(\$2,007.98)	(\$2,377.52)	(\$2,149.20)	(\$1,971.86)
<b>= Total Due</b>	<b>\$1,034.59</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.  
Note: Total due amount rolls forward to the most current year

## Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2017 Pay 2018	1740125	5/3/2018		\$1,034.59
2016 Pay 2017	1697472	5/10/2017		\$2,007.98
2015 Pay 2016	1647226	7/25/2016		\$2,377.52
2014 Pay 2015	1574980	5/7/2015		\$2,149.20
2013 Pay 2014	1509752	4/30/2014		\$1,971.86

# TAX INFORMATION - FARM 1

Beacon - Noble County, IN

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## Special Assessments

### Frank Yarde - Dk

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
Spring Tax	\$60.75	\$60.75	\$60.75	\$60.75	\$60.75
Spring Penalty	\$0.00	\$0.00	\$6.08	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$60.75	\$60.75	\$60.75	\$60.75	\$60.75
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

### Sycamore Creek (DeKalb)

	2017 Pay 2018
Spring Tax	\$41.88
Spring Penalty	\$0.00
Spring Annual	\$0.00
Fall Tax	\$41.88
Fall Penalty	\$0.00
Fall Annual	\$0.00
Delq NTS Tax	\$0.00
Delq NTS Pen	\$0.00
Delq TS Tax	\$0.00
Delq TS Pen	\$0.00

## Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9ag		0	0	1.0000	\$18,500.00	\$18,500.00	\$18,500.00	\$0.00	\$18,500.00
FARM BUILDINGS		0	0	.110	\$1,610.00	\$1,610.00	\$177.10	(\$40.00)	\$110.00
FARM POND		0	0	.230	\$1,610.00	\$805.00	\$185.15	(\$40.00)	\$110.00
PUBLIC ROAD/ROW		0	0	1.660	\$1,610.00	\$1,610.00	\$2,672.60	(\$100.00)	\$0.00
AGRICULTURAL EXCESS ACREAGE		0	0	0.970	\$6,000.00	\$6,000.00	\$5,820.00	\$0.00	\$5,820.00
TILLABLE LAND	BLA	0	0	1.940000	\$1,610.00	\$1,433.00	\$2,780.02	\$0.00	\$2,780.00
NONTILLABLE LAND	BLA	0	0	0.380000	\$1,610.00	\$1,433.00	\$544.54	(\$60.00)	\$220.00
WOODLAND	BLA	0	0	5.310000	\$1,610.00	\$1,433.00	\$7,609.23	(\$80.00)	\$1,520.00
WOODLAND	BLB2	0	0	0.430000	\$1,610.00	\$1,369.00	\$588.67	(\$80.00)	\$120.00
NONTILLABLE LAND	BLB2	0	0	0.850000	\$1,610.00	\$1,369.00	\$1,163.65	(\$60.00)	\$470.00
TILLABLE LAND	BLB2	0	0	19.830000	\$1,610.00	\$1,369.00	\$27,147.27	\$0.00	\$27,150.00
TILLABLE LAND	MRB2	0	0	12.180000	\$1,610.00	\$1,240.00	\$15,103.20	\$0.00	\$15,100.00
WOODLAND	MRB2	0	0	1.790000	\$1,610.00	\$1,240.00	\$2,219.60	(\$80.00)	\$440.00
NONTILLABLE LAND	MSC3	0	0	0.120000	\$1,610.00	\$966.00	\$115.92	(\$60.00)	\$50.00
TILLABLE LAND	MSC3	0	0	25.020000	\$1,610.00	\$966.00	\$24,169.32	\$0.00	\$24,170.00
TILLABLE LAND	PE	0	0	6.780000	\$1,610.00	\$1,787.00	\$12,115.86	\$0.00	\$12,120.00
TILLABLE LAND	WS	0	0	2.400000	\$1,610.00	\$1,787.00	\$4,288.80	\$0.00	\$4,290.00

## Residential

Description	SINGLE-FAMILY RESIDENCE
Story Height	1.5
Style	
Finished Area	1652
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	0
Bedrooms	4
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	7

# TAX INFORMATION - FARM 1

Beacon - Noble County, IN

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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	1172	1172
1/2	Wood Frame	480	480
B		892	0
C		280	0

Features	Area
Canopy, Shed Type	180
Porch, Enclosed Frame	208
Porch, Enclosed Frame	160

## Improvements

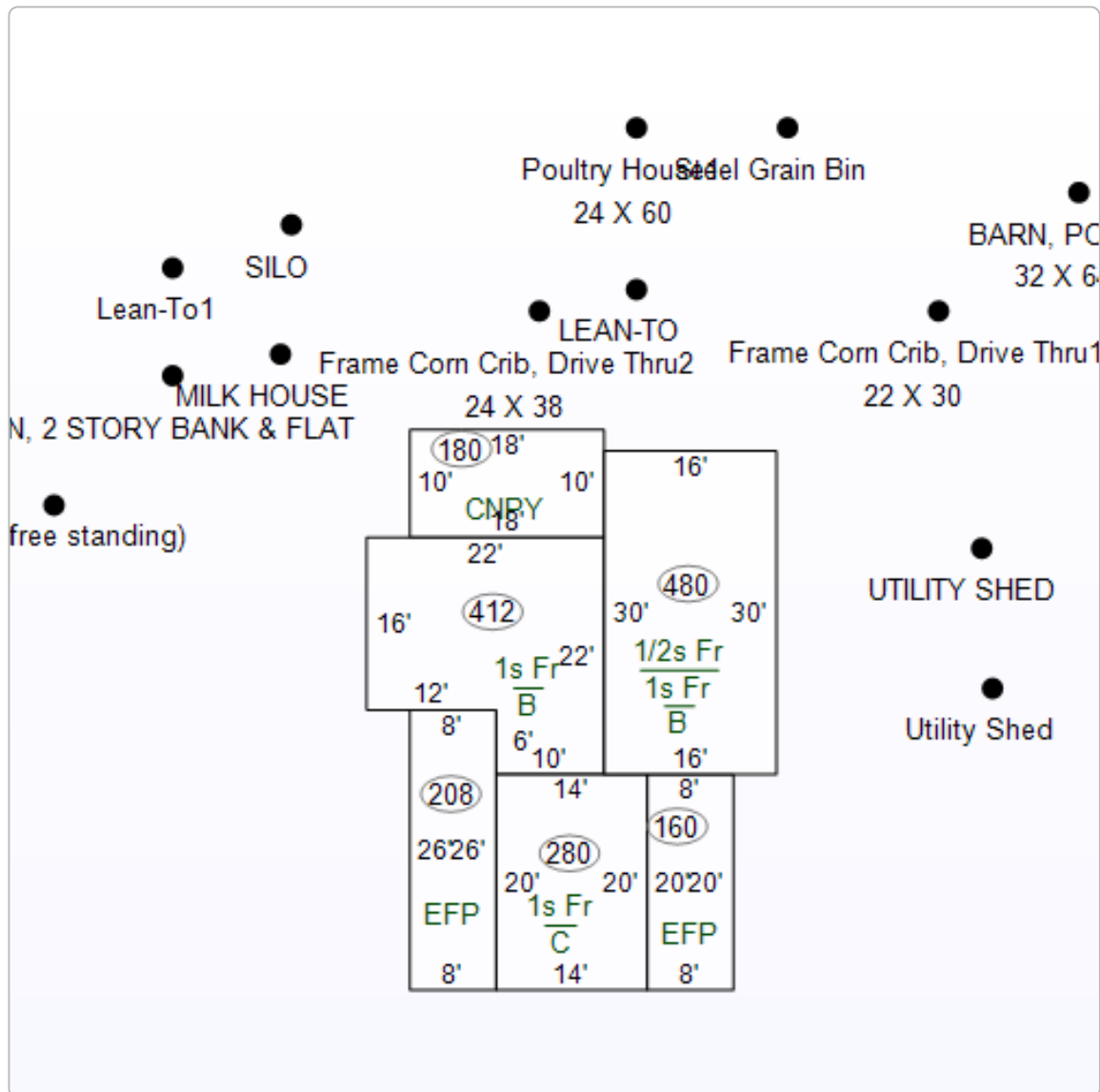
Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
SINGLE-FAMILY RESIDENCE	100	D+2	1876	1876	F	1.01	1652	1.08	0
UTILITY SHED	100	D	1901	1901	F	1.01	64	1.08	0
LEAN-TO	100	C	1900	1900	F	1.01	480	1.08	0
SILO	100	C	1901	1901	P	1.01	113	1.08	0
BARN, 2 STORY BANK & FLAT	100	D	1900	1960	F	1.01	2160	1.08	0.6
BARN, POLE3	100	C	1972	1972	F	1.01	2048	1.08	0
MILK HOUSE	100	C	1960	1960	F	1.01	210	1.08	0
Lean-To1	100	C	1900	1900	P	1.01	1160	1.08	0
Frame Corn Crib, Drive Thru1	100	D	1901	1901	P	1.01	704	1.08	0
Poultry House1	100	C	1947	1947	P	1.01	1560	1.08	0
Frame Corn Crib, Drive Thru2	100	C	1901	1901	P	1.01	912	1.08	0
Steel Grain Bin	100	D	1900	1900	P	1.01	153	1.08	0
Utility Shed	100	D	2000	2000	F	1.01	64	1.08	0
Canopy (free standing)	100	C	1900	1900	A	1.01	110	1.08	0

## Sketches

# TAX INFORMATION - FARM 1

Beacon - Noble County, IN

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Sketches Last Updated May 2018.

## Property Record Cards

57-09-25-100-003.000-003.pdf

No data available for the following modules: Sales, Commercial.

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# TAX INFORMATION - FARM 2

Beacon - Noble County, IN

10/10/18, 9:06 AM



## Summary (Auditor)

Parcel ID 57-09-36-400-006.000-003  
Tax Bill ID 009-100515-00  
Map Reference #  
Property Address Lemper Rd  
Avilla, IN, 46710  
Brief Legal Description S Pt Nw 1/4 Sec 36 35.593a  
(Note: Not to be used on legal documents)  
Class AGRICULTURAL - VACANT LAND  
Tax District 57003 Allen Twp  
Tax Rate Code 9065 - Adv Tax Rate  
Property Type 65 - Agricultural  
Mortgage Co N/A  
Last Change Date N/A

## Ownership (Auditor)

Lash Louis E & Betty  
% Bernard Lash  
435 Lemper Rd  
Avilla, IN 46710

## Taxing District (Assessor)

County: Noble  
Township: ALLEN TOWNSHIP  
State District: 57003 ALLEN TOWNSHIP  
Local District: 57009  
School Corp: EAST NOBLE  
Neighborhood: 0350100 Allen Twp Base Area

## Site Description (Assessor)

Topography: Flat  
Public Utilities: Electricity  
Street or Road: Paved  
Area Quality: Static  
Parcel Acreage: 35.593

## Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
2/28/2002	LASH LOUIS E & BETTY			\$0.00

Contact the Auditor's Office for correct transfer dates.

## Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
11/15/1973	** Unknown At Win Tax Conversion **		117	354	

Contact the Auditor's Office for correct transfer dates.

## Valuation

Assessment Year	2018	2017	2016	2015	2014
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/25/2018	4/9/2017	5/12/2016	7/27/2015	7/21/2014
Land	\$43,400	\$49,900	\$52,900	\$55,400	\$55,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$43,400	\$49,900	\$52,900	\$55,400	\$55,400
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0



# TAX INFORMATION - FARM 2

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<b>Total</b>	<b>\$43,400</b>	<b>\$49,900</b>	<b>\$52,900</b>	<b>\$55,400</b>	<b>\$55,400</b>
<b>Total Res (1)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Non Res (2)</b>	<b>\$43,400</b>	<b>\$49,900</b>	<b>\$52,900</b>	<b>\$55,400</b>	<b>\$55,400</b>
<b>Total Non Res (3)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

## Homestead Allocations

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016
Land	\$49,900.00	\$52,900.00	\$55,400.00
Res Land	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00

## Tax History

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Spring Tax	\$354.06	\$367.02	\$424.62	\$417.66	\$357.74
+ Spring Penalty	\$0.00	\$0.00	\$42.46	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$354.06	\$367.02	\$424.62	\$417.66	\$357.74
+ 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	\$182.58	\$40.22	\$191.71	\$182.58	\$182.58
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Charges</b>	<b>\$890.70</b>	<b>\$774.26</b>	<b>\$1,083.41</b>	<b>\$1,017.90</b>	<b>\$898.06</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$445.35)	(\$774.26)	(\$1,083.41)	(\$1,017.90)	(\$898.06)
<b>= Total Due</b>	<b>\$445.35</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

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

## Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2017 Pay 2018	1740126	5/3/2018		\$445.35
2016 Pay 2017	1697473	5/10/2017		\$774.26
2015 Pay 2016	1647227	7/25/2016		\$1,083.41
2014 Pay 2015	1574982	5/7/2015		\$1,017.90
2013 Pay 2014	1509626	4/30/2014		\$898.06

## Special Assessments

Van Gorder	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
Spring Tax	\$71.18	\$0.00	\$71.18	\$71.18	\$71.18
Spring Penalty	\$0.00	\$0.00	\$7.12	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$71.18	\$0.00	\$71.18	\$71.18	\$71.18

# TAX INFORMATION - FARM 2

Beacon - Noble County, IN

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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

## Frank Yarde - Dk

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
Spring Tax	\$20.11	\$20.11	\$20.11	\$20.11	\$20.11
Spring Penalty	\$0.00	\$0.00	\$2.01	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$20.11	\$20.11	\$20.11	\$20.11	\$20.11
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

## Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
LEGAL DITCH		0	0	1.039	\$1,610.00	\$1,610.00	\$1,672.79	(\$100.00)	\$0.00
PUBLIC ROAD/ROW		0	0	0.378	\$1,610.00	\$1,610.00	\$608.58	(\$100.00)	\$0.00
UTILITY TRANSMISSION TOWERS		0	0	0.125	\$1,610.00	\$1,610.00	\$201.25	(\$100.00)	\$0.00
WOODLAND	BLA	0	0	0.189	\$1,610.00	\$1,433.00	\$270.84	(\$80.00)	\$50.00
TILLABLE LAND	BLA	0	0	8.765	\$1,610.00	\$1,433.00	\$12,560.25	\$0.00	\$12,560.00
TILLABLE LAND	BLB2	0	0	4.680	\$1,610.00	\$1,369.00	\$6,406.92	\$0.00	\$6,410.00
WOODLAND	BLB2	0	0	0.359	\$1,610.00	\$1,369.00	\$491.47	(\$80.00)	\$100.00
WOODLAND	MRB2	0	0	0.218	\$1,610.00	\$1,240.00	\$270.32	(\$80.00)	\$50.00
TILLABLE LAND	MRB2	0	0	5.905	\$1,610.00	\$1,240.00	\$7,322.20	\$0.00	\$7,320.00
TILLABLE LAND	MRC2	0	0	3.751	\$1,610.00	\$1,095.00	\$4,107.35	\$0.00	\$4,110.00
WOODLAND	MRC2	0	0	1.964	\$1,610.00	\$1,095.00	\$2,150.58	(\$80.00)	\$430.00
WOODLAND	MSC3	0	0	0.030	\$1,610.00	\$966.00	\$28.98	(\$80.00)	\$10.00
TILLABLE LAND	MSC3	0	0	0.011	\$1,610.00	\$966.00	\$10.63	\$0.00	\$10.00
WOODLAND	PE	0	0	0.964	\$1,610.00	\$1,787.00	\$1,722.67	(\$80.00)	\$340.00
TILLABLE LAND	PE	0	0	5.10	\$1,610.00	\$1,787.00	\$9,113.70	\$0.00	\$9,110.00
TILLABLE LAND	WA	0	0	2.115	\$1,610.00	\$1,369.00	\$2,895.44	\$0.00	\$2,900.00

## Property Record Cards

57-09-36-400-006.000-003.pdf

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

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