

# Important LAND AUCTION

12\* Mi. SE of Bedford • 30\* Mi. S of Bloomington • 12\* Mi. NW of Salem

Lawrence County / Bedford, Indiana

# 292<sup>±</sup>

acres

Offered in 8 Tracts or Combinations



- Wooded Recreational Land
- White River Frontage
- Tillable & Pasture Land

# INFORMATION BOOK




*Tuesday, February 22 • 6pm*

Held at the Quality Inn at 911 Constitution Avenue, Bedford, IN

3% Buyer's Premium

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

800.451.2709 | [www.SchraderAuction.com](http://www.SchraderAuction.com)

 ONLINE BIDDING AVAILABLE



## 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.

**Owner:** Bobbi & Cindy Rout



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

### **AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 8 individual tracts, any combination of tracts (subject to "swing" tract limitations) & as a total 292± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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, & 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 balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction.

**POSSESSION:** Possession is at closing on bare land tracts. Possession on improvements 30 days after closing.

**REAL ESTATE TAXES:** Real estate taxes will be prorated to the date of closing.

**TILLABLE ACRES:** the tillable acres have been estimated based on the FSA field maps provided by the USDA. For purposes of the brochure acres have been rounded & in some cases estimated (where field boundaries don't match up w/ auction tracts). Actual FSA field maps are available in the Information Booklet available on the auction website.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance. Combination purchases will receive

a perimeter survey only.

**STOCK PHOTOGRAPHY:** Some photos are for illustrative purposes only & were not taken on the auction property.

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

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

**For More Information Contact: Dave Wagner • 812.545.2552**

# BOOKLET INDEX

- **BIDDER REGISTRATION FORMS**
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# **REGISTRATION FORMS**

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, FEBRUARY 22, 2022**  
**292+ ACRES – BEDFORD, 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,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Tuesday, February 15, 2022.  
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**  
**292± Acres • Lawrence County, Indiana**  
**Tuesday, February 22, 2022**

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

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

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

1. My name and physical address is as follows:

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

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

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, February 22, 2022 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; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

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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, February 15, 2022**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

---

Registered Bidder's signature

---

Date

---

Printed Name

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

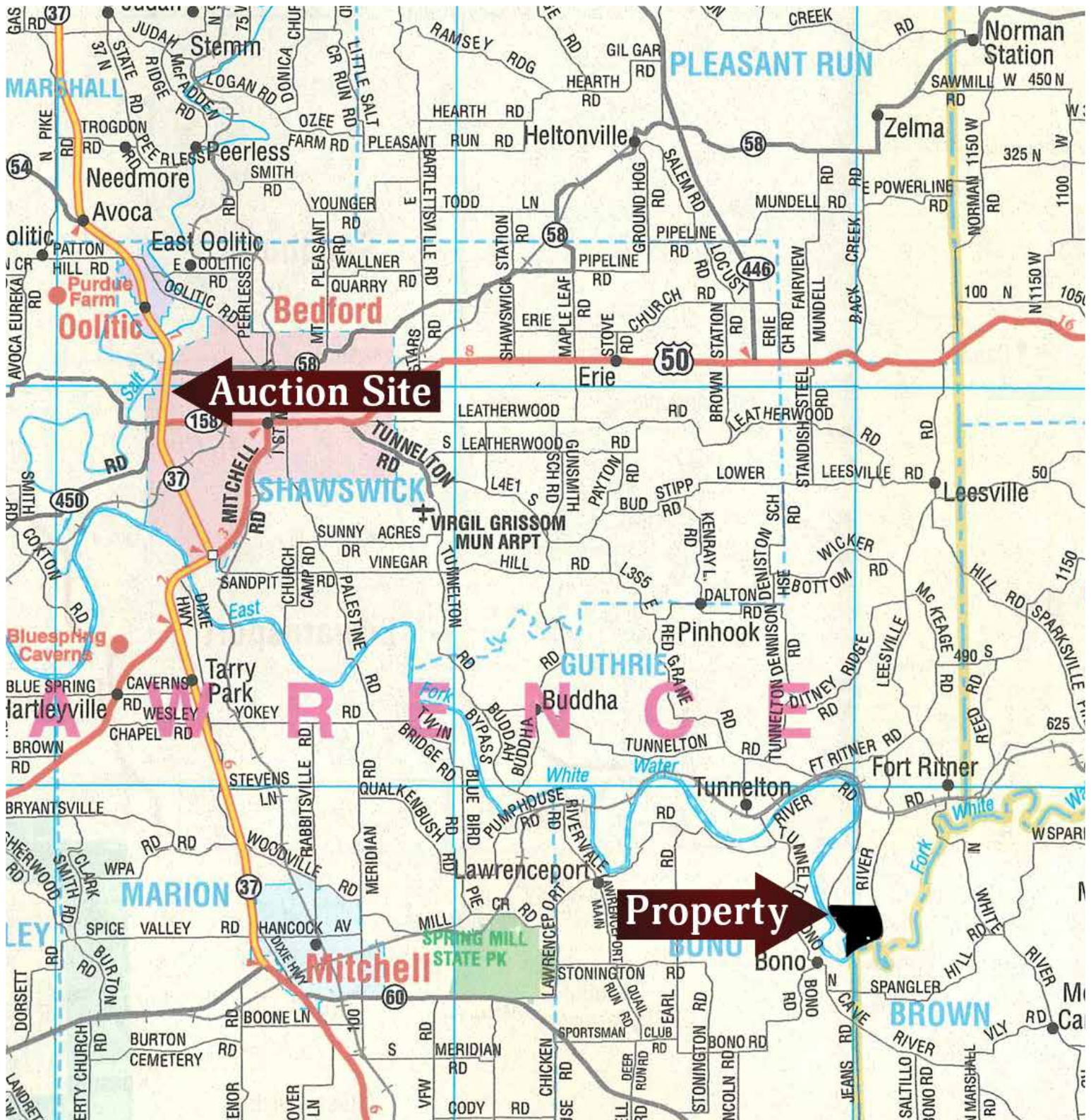
E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



# **LOCATION & TRACT MAPS**

# LOCATION & TRACT MAPS

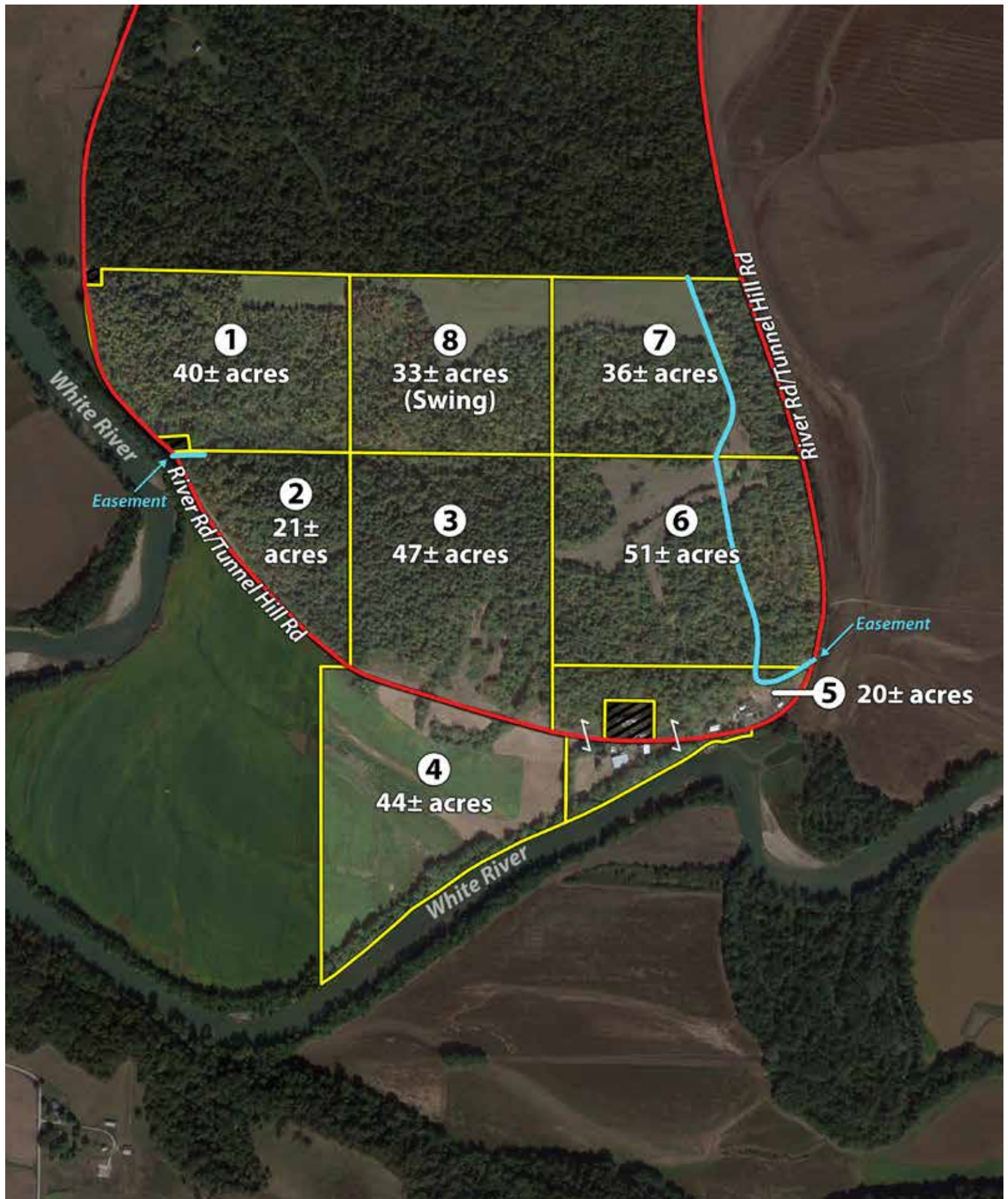


**PROPERTY LOCATION:** From the intersection of Hwy-50 & Leesville Rd, travel S on Leesville Rd for 7 mi. to Fort Ritner Rd, turning right there (SW). In ½ mi. turn S on Underwood Rd for 1 mi. to the railroad underpass where the road changes to River Rd. Keep traveling S along Tunnel Hill & the river bottoms for 2½ mi. to the farms improvement site at Tract 5 (5077 River Rd, Bedford, IN 47421).

**AUCTION SITE:** Quality Inn • 911 Constitution Ave, Bedford, IN (along State Rd 37)



# LOCATION & TRACT MAPS

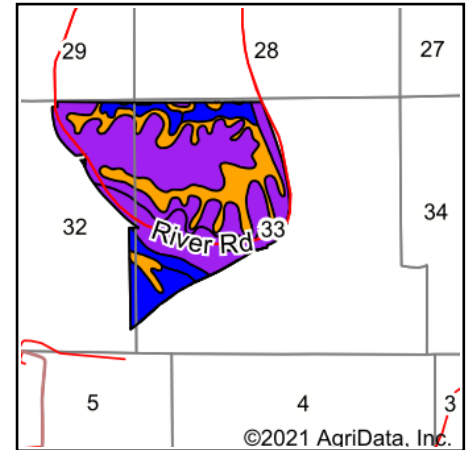
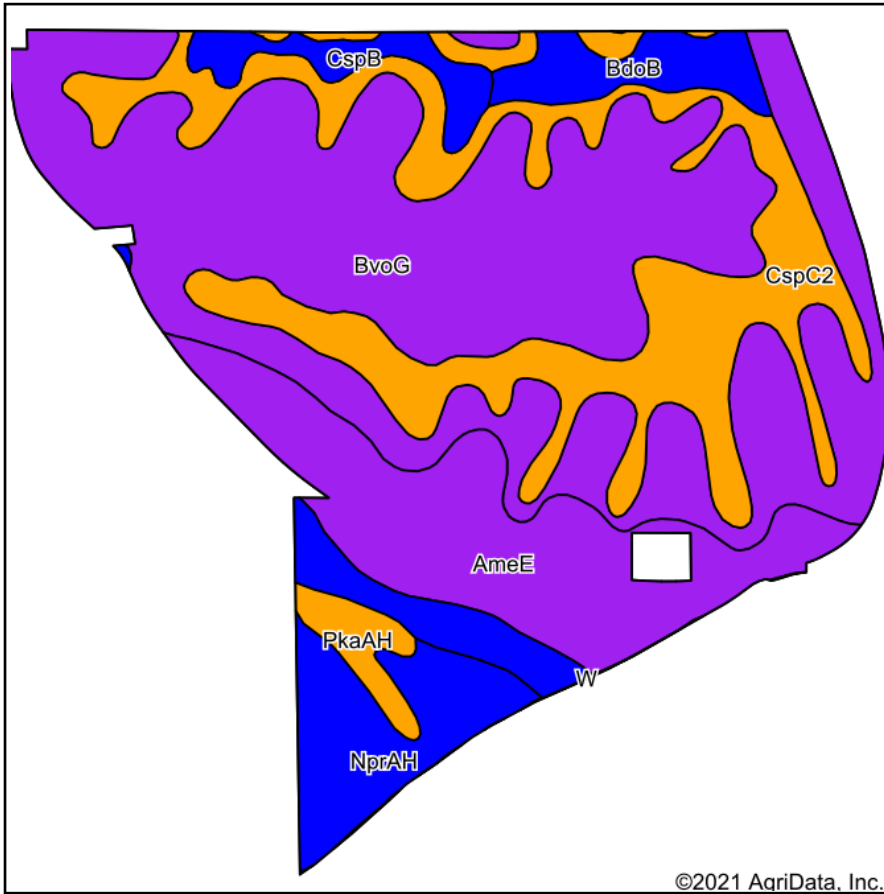






# MAPS

# SURETY SOILS MAP



State: **Indiana**  
 County: **Lawrence**  
 Location: **33-4N-2E**  
 Township: **Guthrie**  
 Acres: **292.4**  
 Date: **12/22/2021**

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

Maps Provided By

**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

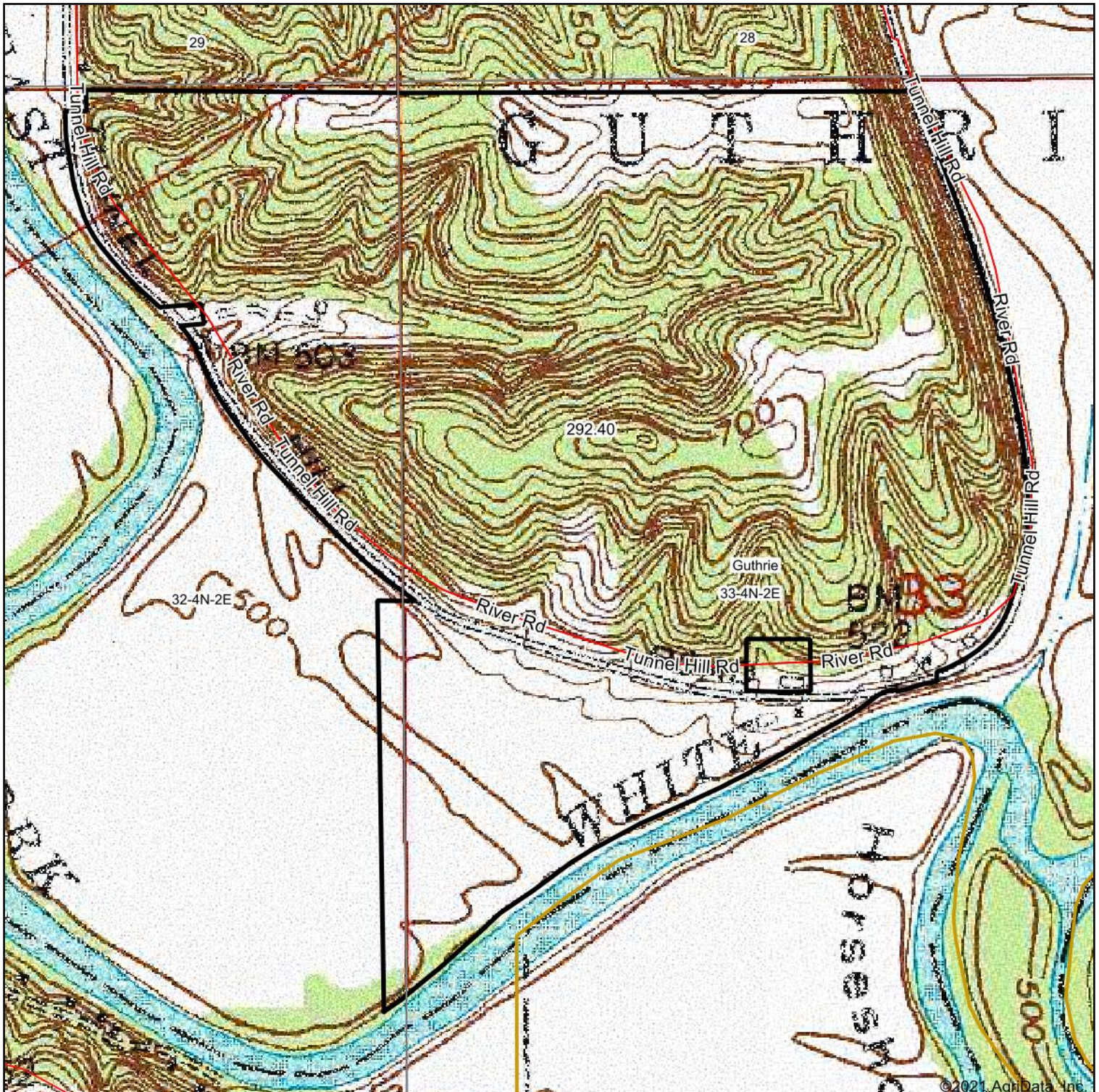
Area Symbol: IN093, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Burley tobacco Lbs	Burley tobacco Tons	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Tobacco Lbs	Winter wheat Bu
BvoG	Brownstown-Gilwood silt loams, 25 to 75 percent slopes complex	139.33	47.7%		Vlle	1			17	1	1	6	479	5
CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	59.68	20.4%		Ille	5	3221	3221	139	6	10	57		74
AmeE	Alvin sandy loam, 12 to 22 percent slopes	44.43	15.2%		Vle				89	3	6	32		36
NprAH	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	18.52	6.3%		Ilw				135		9	50		
BdoB	Bedford silt loam, 2 to 6 percent slopes	9.45	3.2%		Ile	1	2907	2907	143	6	10	56		69
WprAH	Wirt loam, 0 to 2 percent slopes, frequently flooded, brief duration	8.62	2.9%		Ilw				105			37		
CspB	Crider silt loam, 2 to 6 percent slopes	7.28	2.5%		Ile	6	3696	3696	160	6	10	60		70
PkaAH	Petrolia silty clay loam, 0 to 1 percent slopes, frequently flooded, brief duration	4.92	1.7%		Illw				140			39		
W	Water	0.17	0.1%											
<b>Weighted Average</b>					<b>5.21</b>	<b>1.7</b>	<b>843.4</b>	<b>843.4</b>	<b>72.6</b>	<b>2.5</b>	<b>4.6</b>	<b>27.6</b>	<b>228.2</b>	<b>26.9</b>

Soils data provided by USDA and NRCS.



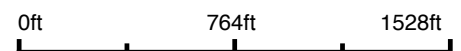
# TOPOGRAPHY MAP



© 2021, AgnData, Inc.



map center: 38° 44' 18.05, -86° 18' 34.05



**33-4N-2E**  
**Lawrence County**  
**Indiana**



12/22/2021







# **FSA INFORMATION**

# FSA INFORMATION

INDIANA  
LAWRENCE



United States Department of Agriculture  
Farm Service Agency

FARM: 4168

Prepared: 1/4/22 10:45

Form: FSA-156EZ

Crop Year: 2022

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/A/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number of Tracts
376.26	73.73	73.73	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 Natl Sod
0.00	0.00	73.73	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.10	0.00	42	
Corn	60.60	0.00	106	
TOTAL	60.70	0.00		

### NOTES

Tract Number : 3932

Description : L9 S16, 17, 21, 22, 29, 32  
FSA Physical Location : INDIANA/LAWRENCE  
ANSI Physical Location : INDIANA/LAWRENCE  
BIA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : CINDY S ROUT, BOBBI ROUT  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
376.26	73.73	73.73	0.00	0.00	0.00	0.00	0.00

# FSA INFORMATION

INDIANA  
LAWRENCE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 4168  
Prepared: 1/4/22 10:45 AM  
Crop Year: 2022

Tract 3932 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	73.73	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.10	0.00	42
Corn	60.60	0.00	106
<b>TOTAL</b>	<b>60.70</b>	<b>0.00</b>	

### NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all prohibitions apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA TARGET Center at (202) 720-2000 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and a letter to a USDA office or a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (800) 852-0002. Submit your completed form or letter to USDA by: mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-0410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.





# **COUNTY TAX INFORMATION**

# COUNTY TAX INFORMATION

Lawrence County, IN  
RIVER RD  
39 DEGREES NORTH (855) GIS-3939

## Parcel Information

Owner Name	Rout, Cindy & Bobbi
Owner Address	2808 Bono Rd Mitchell, In 47446
Parcel Number	47-09-32-100-002.000-002
Alt Parcel Number	02 000879 00 P49
Property Address	River Rd, Bedford, In 47421
Property Class Code	100
Property Class	Vacant Land
Neighborhood	Guthrie #1, 9201-002
Legal Description	SEC 32 TWP 4 R2E 40.41A NE COR NE

## Taxing District

Township	Guthrie Township
Corporation	North Lawrence Community Schools
Taxing District Name	Guthrie Township
Taxing District Number	002

## Land Description

Land Type	Acreage	Dimensions
4	5.30	
6	35.11	

## Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Rout John			Wd	
2007-12-11	Tunnel Hill Farm Rev Living Trust			Gd	
2013-05-09	Rout, Cindy & Bobbi		1300003015	Wd	

# COUNTY TAX INFORMATION

## Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2021-07-22	Annual Adjustment	\$11,300.00	\$0	\$11,300.00
2020-07-30	Annual Adjustment	\$11,300.00	\$0	\$11,300.00
2019-06-24	General Revaluation	\$13,800.00	\$0	\$13,800.00
2018-07-11	General Revaluation	\$14,200.00	\$0	\$14,200.00
2017-07-15	General Revaluation	\$16,300.00	\$0	\$16,300.00
2016-01-01	Annual Adjustment	\$17,300.00	\$0	\$17,300.00
2015-03-01	General Revaluation	\$18,100.00	\$0	\$18,100.00
2014-03-01	Trending 2014	\$18,100.00	\$0	\$18,100.00
2013-03-01	54-Trending	\$15,500.00	\$0	\$15,500.00
2012-03-01	General Revaluation	\$14,400.00	\$0	\$14,400.00
2011-03-01	54-Trending	\$13,300.00	\$0	\$13,300.00
2010-03-01	54-Trending	\$11,400.00	\$0	\$11,400.00
2009-03-01	54-Trending	\$11,000.00	\$0	\$11,000.00
2008-03-01	56-Trending 08 Don't Use	\$10,600.00	\$0	\$10,600.00
2007-03-01	55-Trending 07 Don't Use	\$10,100.00	\$0	\$10,100.00
2006-03-01	54-Trending	\$7,800.00	\$0	\$7,800.00
2005-03-01	Ag Land Update	\$7,800.00	\$0	\$7,800.00
2002-03-01	General Revaluation	\$9,300.00	\$0	\$9,300.00

## Sales

Sale Date	Sale Price	Buyer Name	Seller Name
-----------	------------	------------	-------------

## Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

## Exterior Features

Exterior Feature	Size/Area
------------------	-----------

## Special Features

Description	Size/Area
-------------	-----------

## Summary of Improvements

# COUNTY TAX INFORMATION



## Tax Bill

### Parcel Information

Parcel Number	47-09-32-100-002.000-002
Tax ID	02 000879 00 P49
Owner Name	Rout, Cindy & Bobbi
Owner Address	2808 Bono Rd Mitchell, In 47446
Legal Description	SEC 32 TWP 4 R2E 40.41A NE COR NE

## 2020 PAY 2021

### Deductions

Type	Amount
------	--------

### Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$92.15	\$92.15	\$0
Guthrie	2nd Installment Tax	\$92.15	\$92.15	\$0

## 2019 PAY 2020

### Deductions

Type	Amount
------	--------



# COUNTY TAX INFORMATION

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$115.61	\$115.61	\$0
Guthrie	2nd Installment Tax	\$115.61	\$115.61	\$0
Guthrie	Last Year 2nd Installment Tax	\$119.78	\$119.78	\$0
Guthrie	Ly 2nd Installment Penalty	\$5.99	\$5.99	\$0

## 2018 PAY 2019

### Deductions

Type	Amount
------	--------

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$119.78	\$119.78	\$0
Guthrie	2nd Installment Penalty	\$5.99	\$0	\$5.99
Guthrie	2nd Installment Tax	\$119.78	\$0	\$119.78

## Overlay Report

### Overlay by Landuse and Soil

PIN 18	47-09-32-100-002.000-002			
Total Acreage	60.499			
Total Adj. Acreage	40.410			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Amee	0	Unknown	6.659	4.448
Bvog	0	Unknown	40.167	26.829
Cspb	0	Unknown	2.719	1.816
Cspc2	0	Unknown	10.816	7.224
Nprah	0	Unknown	0.138	0.093

### Overlay by Landuse

PIN 18	47-09-32-100-002.000-002		
Total Acreage	60.499		
Total Adj. Acreage	40.410		
Land Use Code	Land Type	GIS Acreage	Adj. Acreage
0	Unknown	60.499	40.410
Unk		0.000	0.000

# COUNTY TAX INFORMATION

Lawrence County, IN  
RIVER RD  
39 DEGREES NORTH (855) GIS-3939

## Parcel Information

Owner Name	Rout, Cindy & Bobbi
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Alt Parcel Number	02 000872 00 P49
Property Address	River Rd, Bedford, In 47421
Property Class Code	100
Property Class	Vacant Land
Neighborhood	Guthrie #1, 9201-002
Legal Description	SEC 32 TWP 4 R2E 6A NE COR SE

## Taxing District

Township	Guthrie Township
Corporation	North Lawrence Community Schools
Taxing District Name	Guthrie Township
Taxing District Number	002

## Land Description

Land Type	Acreage	Dimensions
42	6.00	

## Transfer of Ownership

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2013-05-09	Rout, Cindy & Bobbi		1300003015	Wd	

# COUNTY TAX INFORMATION

## Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2021-07-22	Annual Adjustment	\$4,200.00	\$0	\$4,200.00
2020-07-30	Annual Adjustment	\$4,200.00	\$0	\$4,200.00
2019-06-24	General Revaluation	\$5,100.00	\$0	\$5,100.00
2018-07-11	General Revaluation	\$5,200.00	\$0	\$5,200.00
2017-07-15	General Revaluation	\$6,000.00	\$0	\$6,000.00
2016-01-01	Annual Adjustment	\$6,400.00	\$0	\$6,400.00
2015-03-01	General Revaluation	\$6,700.00	\$0	\$6,700.00
2014-03-01	Trending 2014	\$6,700.00	\$0	\$6,700.00
2013-03-01	54-Trending	\$5,700.00	\$0	\$5,700.00
2012-03-01	General Revaluation	\$5,300.00	\$0	\$5,300.00
2011-03-01	54-Trending	\$4,900.00	\$0	\$4,900.00
2010-03-01	54-Trending	\$4,200.00	\$0	\$4,200.00
2009-03-01	54-Trending	\$4,100.00	\$0	\$4,100.00
2008-03-01	56-Trending 08 Don't Use	\$3,900.00	\$0	\$3,900.00
2007-03-01	55-Trending 07 Don't Use	\$3,700.00	\$0	\$3,700.00
2006-03-01	54-Trending	\$2,900.00	\$0	\$2,900.00
2005-03-01	Ag Land Update	\$2,900.00	\$0	\$2,900.00
2002-03-01	Error Correction (Form 133)	\$3,400.00	\$0	\$3,400.00
2002-03-01	General Revaluation	\$6,800.00	\$0	\$6,800.00

## Sales

Sale Date	Sale Price	Buyer Name	Seller Name
-----------	------------	------------	-------------

## Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

## Exterior Features

Exterior Feature	Size/Area
------------------	-----------

## Special Features

Description	Size/Area
-------------	-----------

# COUNTY TAX INFORMATION



## Tax Bill

### Parcel Information

Parcel Number	47-09-32-400-004.000-002
Tax ID	02 000872 00 P49
Owner Name	Rout, Cindy & Bobbi
Owner Address	2808 Bono Rd Mitchell, In 47446
Legal Description	SEC 32 TWP 4 R2E 6A NE COR SE

## 2020 PAY 2021

### Deductions

Type	Amount
------	--------

### Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$34.25	\$34.25	\$0
Guthrie	2nd Installment Tax	\$34.25	\$34.25	\$0

## 2019 PAY 2020

### Deductions

Type	Amount
------	--------

# COUNTY TAX INFORMATION

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$42.72	\$42.72	\$0
Guthrie	2nd Installment Tax	\$42.72	\$42.72	\$0
Guthrie	Last Year 2nd Installment Tax	\$43.87	\$43.87	\$0
Guthrie	Ly 2nd Installment Penalty	\$2.19	\$2.19	\$0

## 2018 PAY 2019

### Deductions

Type	Amount
------	--------

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$43.87	\$43.87	\$0
Guthrie	2nd Installment Penalty	\$2.19	\$0	\$2.19
Guthrie	2nd Installment Tax	\$43.87	\$0	\$43.87

## Overlay Report

### Overlay by Landuse and Soil

PIN 18	47-09-32-400-004.000-002			
Total Acreage	8.413			
Total Adj. Acreage	6.000			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Amee	0	Unknown	0.360	0.257
Nprah	0	Unknown	5.345	3.812
Pkaah	0	Unknown	0.951	0.678
W	0	Unknown	0.004	0.003
Wprah	0	Unknown	1.753	1.250

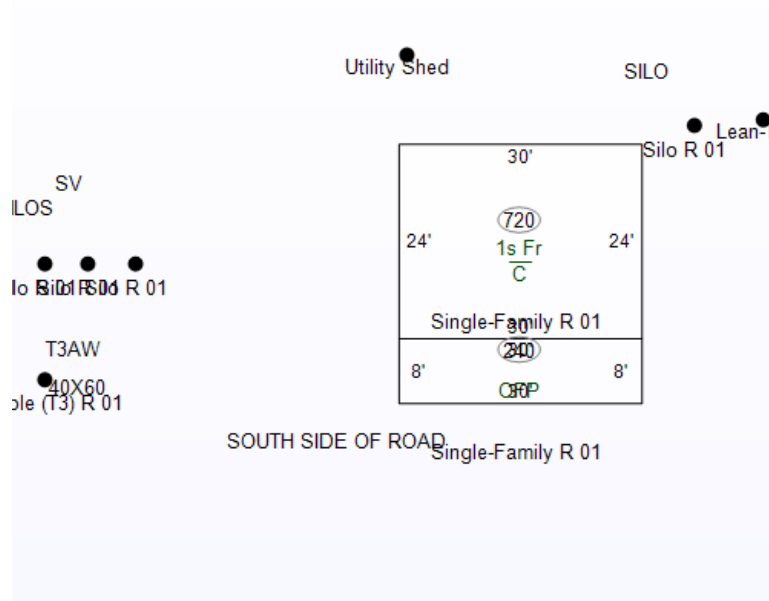
### Overlay by Landuse

PIN 18	47-09-32-400-004.000-002		
Total Acreage	8.413		
Total Adj. Acreage	6.000		
Land Use Code	Land Type	GIS Acreage	Adj. Acreage
0	Unknown	8.413	6.000
Unk		0.000	0.000



# COUNTY TAX INFORMATION

Lawrence County, IN  
RIVER RD  
39 DEGREES NORTH (855) GIS-3939



# COUNTY TAX INFORMATION

## Parcel Information

Owner Name	Rout, Cindy & Bobbi
Owner Address	2808 Bono Rd Mitchell, In 47446
Parcel Number	47-09-33-200-001.000-002
Alt Parcel Number	02 000880 00 P50
Property Address	River Rd, Bedford, In 47421
Property Class Code	101
Property Class	Cash Grain/general Farm
Neighborhood	Guthrie #1, 9201-002
Legal Description	SEC 33 TWP 4 R2E 109.75A PT NW & SW

## Taxing District

Township	Guthrie Township
Corporation	North Lawrence Community Schools
Taxing District Name	Guthrie Township
Taxing District Number	002

## Land Description

Land Type	Acreage	Dimensions
4	29.20	
6	64.25	
9	1.00	
42	14.30	
82	1.00	

## Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Rout John			Wd	
2007-12-11	001-3A & Obs To Lees Legacy Farms			Gd	
2011-05-20	Tunnel Hill Farm Rev Living Trust		201100002551	Wd	
2011-05-20	Tunnel Hill Farm Rev Living Trust		1100002511	Wd	
2013-05-09	Rout, Cindy & Bobbi		1300003015	Wd	

# COUNTY TAX INFORMATION

## Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2021-07-22	Annual Adjustment	\$59,500.00	\$34,400.00	\$93,900.00
2020-07-30	Annual Adjustment	\$59,300.00	\$32,800.00	\$92,100.00
2019-06-24	General Revaluation	\$69,600.00	\$31,200.00	\$100,800.00
2018-07-11	General Revaluation	\$69,100.00	\$30,300.00	\$99,400.00
2017-07-15	General Revaluation	\$77,300.00	\$30,800.00	\$108,100.00
2016-01-01	Annual Adjustment	\$81,200.00	\$31,800.00	\$113,000.00
2015-03-01	General Revaluation	\$84,300.00	\$30,800.00	\$115,100.00
2014-03-01	Trending 2014	\$84,100.00	\$31,000.00	\$115,100.00
2013-03-01	54-Trending	\$73,500.00	\$31,000.00	\$104,500.00
2012-03-01	Split	\$61,800.00	\$29,400.00	\$91,200.00
2012-03-01	General Revaluation	\$68,900.00	\$27,800.00	\$96,700.00
2011-03-01	54-Trending	\$64,100.00	\$20,700.00	\$84,800.00
2010-03-01	54-Trending	\$56,100.00	\$19,800.00	\$75,900.00
2009-03-01	54-Trending	\$54,400.00	\$19,800.00	\$74,200.00
2008-03-01	56-Trending 08 Don't Use	\$52,300.00	\$19,600.00	\$71,900.00
2007-03-01	55-Trending 07 Don't Use	\$49,900.00	\$19,500.00	\$69,400.00
2006-03-01	54-Trending	\$39,500.00	\$19,500.00	\$59,000.00
2005-03-01	Ag Land Update	\$39,000.00	\$19,300.00	\$58,300.00
2002-03-01	Error Correction (Form 133)	\$45,400.00	\$19,300.00	\$64,700.00
2002-03-01	General Revaluation	\$54,700.00	\$19,300.00	\$74,000.00

## Sales

Sale Date	Sale Price	Buyer Name	Seller Name
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## Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

## Exterior Features

Exterior Feature	Size/Area
Porch, Open Frame	240

# COUNTY TAX INFORMATION

## Special Features

Description

Size/Area

## Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Silo R 01	D	Vp	1950	1950	
Silo R 01	D	Vp	1950	1950	
Silo R 01	C	P	1950	1950	153
Barn, Pole (T3) R 01	C	A	1984	1984	2,400
Silo R 01	D	Vp	1950	1950	
Lean-to	D	P	1950	1950	520
Utility Shed	D	P	1950	1950	108
Single-family R 01	E+1	F	1930	1930	720

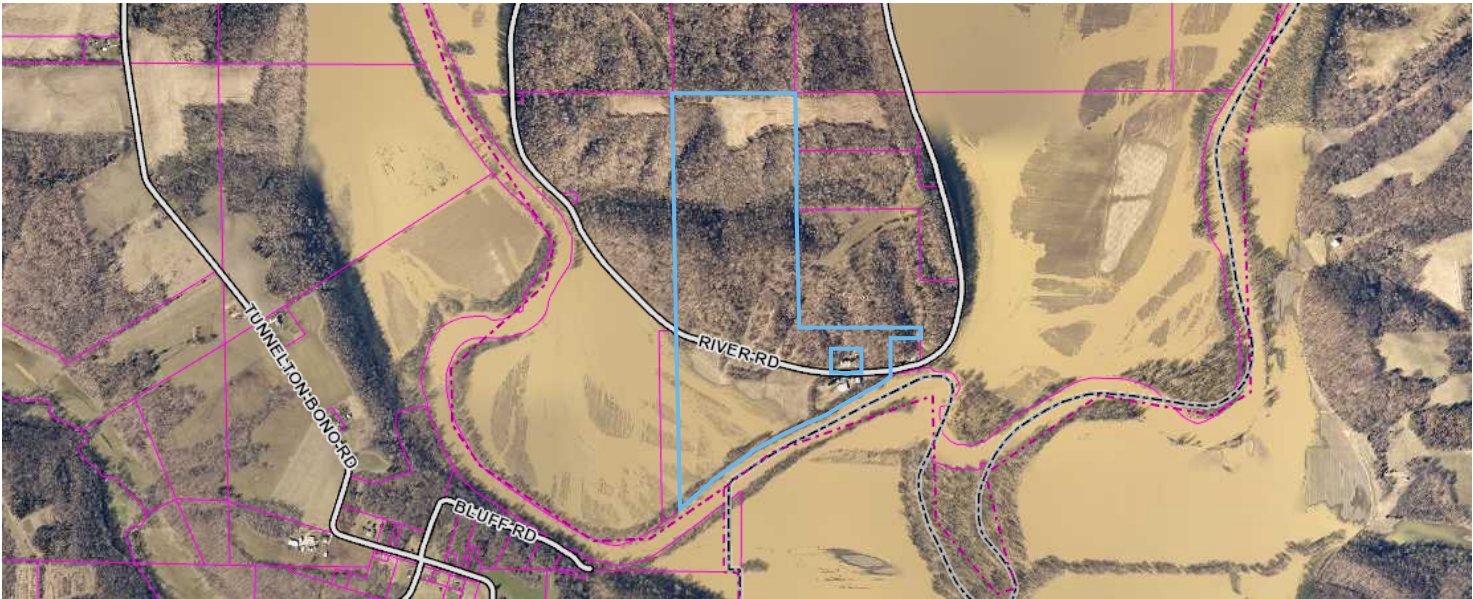
## Single-Family R 01

### Accommodations

Bed Rooms	2
Finished Rooms	4

### Floors

Floor	Construction	Base	Finished
1	Wood Frame	720	720
C		720	



Tax Bill



# COUNTY TAX INFORMATION

## Parcel Information

Parcel Number	47-09-33-200-001.000-002
Tax ID	02 000880 00 P50
Owner Name	Rout, Cindy & Bobbi
Owner Address	2808 Bono Rd Mitchell, In 47446
Legal Description	SEC 33 TWP 4 R2E 109.75A PT NW & SW

## 2020 PAY 2021

### Deductions

Type	Amount
------	--------

### Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$751.10	\$751.10	\$0
Guthrie	2nd Installment Tax	\$751.10	\$751.10	\$0

## 2019 PAY 2020

### Deductions

Type	Amount
------	--------

### Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$844.40	\$844.40	\$0
Guthrie	2nd Installment Tax	\$844.40	\$844.40	\$0
Guthrie	Last Year 2nd Installment Tax	\$838.49	\$838.49	\$0
Guthrie	Ly 2nd Installment Penalty	\$41.92	\$41.92	\$0

## 2018 PAY 2019

### Deductions

Type	Amount
------	--------

### Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$838.49	\$838.49	\$0
Guthrie	2nd Installment Penalty	\$41.92	\$0	\$41.92
Guthrie	2nd Installment Tax	\$838.49	\$0	\$838.49

## Overlay Report

# COUNTY TAX INFORMATION

## Overlay by Landuse and Soil

PIN 18	47-09-33-200-001.000-002
Total Acreage	130.669
Total Adj. Acreage	109.750

Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Amee	0	Unknown	34.205	28.729
Bdob	0	Unknown	2.311	1.941
Bvog	0	Unknown	45.495	38.212
Cspb	0	Unknown	4.591	3.856
Cspc2	0	Unknown	20.118	16.897
Nprah	0	Unknown	13.052	10.962
Pkaah	0	Unknown	3.979	3.342
W	0	Unknown	0.035	0.029
Wprah	0	Unknown	6.883	5.782

## Overlay by Landuse

PIN 18	47-09-33-200-001.000-002
Total Acreage	130.669
Total Adj. Acreage	109.750

Land Use Code	Land Type	GIS Acreage	Adj. Acreage
0	Unknown	130.669	109.750
Unk		0.000	0.000

# COUNTY TAX INFORMATION

Lawrence County, IN  
RIVER RD  
39 DEGREES NORTH (855) GIS-3939

## Parcel Information

Owner Name	Rout, Cindy & Bobbi
Owner Address	2808 Bono Rd Mitchell, In 47446
Parcel Number	47-09-33-200-002.000-002
Alt Parcel Number	02 000873 00 P50
Property Address	River Rd, Bedford, In 47421
Property Class Code	100
Property Class	Vacant Land
Neighborhood	Guthrie #1, 9201-002
Legal Description	SEC 33 & 34 TWP 4 R2E 20.5A

## Taxing District

Township	Guthrie Township
Corporation	North Lawrence Community Schools
Taxing District Name	Guthrie Township
Taxing District Number	002

## Land Description

Land Type	Acreage	Dimensions
4	6.32	
6	13.81	
82	0.37	

## Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Rout John			Wd	
2007-12-11	001-35.87A Sp Lees' Legacy Farms Lp			Gd	
2011-05-20	Tunnel Hill Farm Rev Living Trust		201100002551	Wd	
2011-05-20	Tunnel Hill Farm Rev Living Trust		1100002551	Wd	
2013-05-09	Rout, Cindy & Bobbi		13003015	Wd	

# COUNTY TAX INFORMATION

## Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2021-07-22	Annual Adjustment	\$7,600.00	\$0	\$7,600.00
2020-07-30	Annual Adjustment	\$7,600.00	\$0	\$7,600.00
2019-06-24	General Revaluation	\$9,300.00	\$0	\$9,300.00
2018-07-11	General Revaluation	\$9,600.00	\$0	\$9,600.00
2017-07-15	General Revaluation	\$11,000.00	\$0	\$11,000.00
2016-01-01	Annual Adjustment	\$11,700.00	\$0	\$11,700.00
2015-03-01	General Revaluation	\$12,200.00	\$0	\$12,200.00
2014-03-01	Trending 2014	\$12,200.00	\$0	\$12,200.00
2013-03-01	54-Trending	\$10,500.00	\$0	\$10,500.00
2012-03-01	Split	\$8,900.00	\$0	\$8,900.00
2012-03-01	General Revaluation	\$9,700.00	\$0	\$9,700.00
2011-03-01	54-Trending	\$40,300.00	\$0	\$40,300.00
2010-03-01	54-Trending	\$34,700.00	\$0	\$34,700.00
2009-03-01	54-Trending	\$33,600.00	\$0	\$33,600.00
2008-03-01	56-Trending 08 Don't Use	\$32,300.00	\$0	\$32,300.00
2007-03-01	55-Trending 07 Don't Use	\$30,600.00	\$0	\$30,600.00
2006-03-01	54-Trending	\$23,800.00	\$0	\$23,800.00
2005-03-01	Ag Land Update	\$23,600.00	\$0	\$23,600.00
2002-03-01	Error Correction (Form 133)	\$28,200.00	\$0	\$28,200.00
2002-03-01	General Revaluation	\$46,600.00	\$0	\$46,600.00

## Sales

Sale Date	Sale Price	Buyer Name	Seller Name
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## Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

## Exterior Features

Exterior Feature	Size/Area
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# COUNTY TAX INFORMATION

## Special Features

Description	Size/Area
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## Summary of



## Tax Bill

### Parcel Information

Parcel Number	47-09-33-200-002.000-002
Tax ID	02 000873 00 P50
Owner Name	Rout, Cindy & Bobbi
Owner Address	2808 Bono Rd Mitchell, In 47446
Legal Description	SEC 33 & 34 TWP 4 R2E 20.5A

## 2020 PAY 2021

### Deductions

Type	Amount
------	--------

### Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$61.98	\$61.98	\$0
Guthrie	2nd Installment Tax	\$61.98	\$61.98	\$0

## 2019 PAY 2020

### Deductions

Type	Amount
------	--------

# COUNTY TAX INFORMATION

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$77.91	\$77.91	\$0
Guthrie	2nd Installment Tax	\$77.91	\$77.91	\$0
Guthrie	Last Year 2nd Installment Tax	\$80.98	\$80.98	\$0
Guthrie	Ly 2nd Installment Penalty	\$4.05	\$4.05	\$0

## 2018 PAY 2019

### Deductions

Type	Amount
------	--------

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$80.98	\$80.98	\$0
Guthrie	2nd Installment Penalty	\$4.05	\$0	\$4.05
Guthrie	2nd Installment Tax	\$80.98	\$0	\$80.98

## Overlay Report

### Overlay by Landuse and Soil

PIN 18	47-09-33-200-002.000-002			
Total Acreage	18.398			
Total Adj. Acreage	20.500			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Bdob	0	Unknown	7.152	7.969
Bvog	0	Unknown	6.817	7.596
Cspc2	0	Unknown	4.429	4.935

### Overlay by Landuse

PIN 18	47-09-33-200-002.000-002		
Total Acreage	18.398		
Total Adj. Acreage	20.500		
Land Use Code	Land Type	GIS Acreage	Adj. Acreage
0	Unknown	18.398	20.500
Unk		0.000	0.000

# COUNTY TAX INFORMATION

Lawrence County, IN  
RIVER RD  
39 DEGREES NORTH (855) GIS-3939

## Parcel Information

Owner Name	Rout, Cindy & Bobbi
Owner Address	2808 Bono Rd Mitchell, In 47446
Parcel Number	47-09-33-200-003.000-002
Alt Parcel Number	02 000876 00 P50
Property Address	River Rd, Bedford, In 47421
Property Class Code	100
Property Class	Vacant Land
Neighborhood	Guthrie #1, 9201-002
Legal Description	SEC 33 & 34 TWP 4 R2E 13.08 PT; N 1/2

## Taxing District

Township	Guthrie Township
Corporation	North Lawrence Community Schools
Taxing District Name	Guthrie Township
Taxing District Number	002

## Land Description

Land Type	Acreage	Dimensions
4	2.10	
5	2.70	
6	8.00	
82	0.28	

## Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Rout John			Wd	
2007-12-11	99.2A Added To Lee's Legacy Farms L			Gd	
2011-05-20	Tunnel Hill Farm Rev Living Trust		201100002551	Wd	
2011-05-20	Tunnel Hill Farm Rev Living Trust		1100002551	Wd	
2013-05-09	Rout, Cindy & Bobbi		1300003015	Wd	

# COUNTY TAX INFORMATION

## Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2021-07-22	Annual Adjustment	\$3,600.00	\$0	\$3,600.00
2020-07-30	Annual Adjustment	\$3,600.00	\$0	\$3,600.00
2019-06-24	General Revaluation	\$4,400.00	\$0	\$4,400.00
2018-07-11	General Revaluation	\$4,500.00	\$0	\$4,500.00
2017-07-15	General Revaluation	\$5,200.00	\$0	\$5,200.00
2016-01-01	Annual Adjustment	\$5,500.00	\$0	\$5,500.00
2015-03-01	General Revaluation	\$5,800.00	\$0	\$5,800.00
2014-03-01	Trending 2014	\$5,800.00	\$0	\$5,800.00
2013-03-01	54-Trending	\$5,000.00	\$0	\$5,000.00
2012-03-01	Split	\$4,200.00	\$0	\$4,200.00
2012-03-01	General Revaluation	\$4,600.00	\$0	\$4,600.00
2011-03-01	54-Trending	\$80,100.00	\$0	\$80,100.00
2010-03-01	54-Trending	\$68,900.00	\$0	\$68,900.00
2009-03-01	54-Trending	\$66,800.00	\$0	\$66,800.00
2008-03-01	56-Trending 08 Don't Use	\$64,100.00	\$0	\$64,100.00
2007-03-01	55-Trending 07 Don't Use	\$60,900.00	\$0	\$60,900.00
2006-03-01	54-Trending	\$47,200.00	\$0	\$47,200.00
2005-03-01	Ag Land Update	\$47,000.00	\$0	\$47,000.00
2002-03-01	Error Correction (Form 133)	\$56,100.00	\$0	\$56,100.00
2002-03-01	General Revaluation	\$106,700.00	\$0	\$106,700.00

## Sales

Sale Date	Sale Price	Buyer Name	Seller Name
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## Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

## Exterior Features

Exterior Feature	Size/Area
------------------	-----------



# COUNTY TAX INFORMATION

## Special Features

Description	Size/Area
-------------	-----------



## Tax Bill

### Parcel Information

Parcel Number	47-09-33-200-003.000-002
Tax ID	02 000876 00 P50
Owner Name	Rout, Cindy & Bobbi
Owner Address	2808 Bono Rd Mitchell, In 47446
Legal Description	SEC 33 & 34 TWP 4 R2E 13.08 PT; N 1/2

## 2020 PAY 2021

### Deductions

Type	Amount
------	--------

### Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$29.36	\$29.36	\$0
Guthrie	2nd Installment Tax	\$29.36	\$29.36	\$0

## 2019 PAY 2020

### Deductions

Type	Amount
------	--------

# COUNTY TAX INFORMATION

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$36.86	\$36.86	\$0
Guthrie	2nd Installment Tax	\$36.86	\$36.86	\$0
Guthrie	Last Year 2nd Installment Tax	\$37.96	\$37.96	\$0
Guthrie	Ly 2nd Installment Penalty	\$1.90	\$1.90	\$0

## 2018 PAY 2019

### Deductions

Type	Amount
------	--------

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$37.96	\$37.96	\$0
Guthrie	2nd Installment Penalty	\$1.90	\$0	\$1.90
Guthrie	2nd Installment Tax	\$37.96	\$0	\$37.96

## Overlay Report

### Overlay by Landuse and Soil

PIN 18	47-09-33-200-003.000-002			
Total Acreage	28.468			
Total Adj. Acreage	13.080			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Bvog	0	Unknown	22.060	10.135
Cspc2	0	Unknown	6.409	2.945

### Overlay by Landuse

PIN 18	47-09-33-200-003.000-002		
Total Acreage	28.468		
Total Adj. Acreage	13.080		
Land Use Code	Land Type	GIS Acreage	Adj. Acreage
0	Unknown	28.468	13.080
Unk		0.000	0.000

# COUNTY TAX INFORMATION

Lawrence County, IN  
RIVER RD  
39 DEGREES NORTH (855) GIS-3939

## Parcel Information

Owner Name	Rout, Cindy & Bobbi
Owner Address	2808 Bono Rd Mitchell, In 47446
Parcel Number	47-09-33-900-004.000-002
Alt Parcel Number	02 000875 00 P50
Property Address	River Rd, Bedford, In 47421
Property Class Code	100
Property Class	Vacant Land
Neighborhood	Guthrie #1, 9201-002
Legal Description	SEC 33-34 TWP4 R2E; 48.70A

## Taxing District

Township	Guthrie Township
Corporation	North Lawrence Community Schools
Taxing District Name	Guthrie Township
Taxing District Number	002

## Land Description

Land Type	Acreage	Dimensions
5	9.30	
6	38.90	
82	0.50	

## Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Rout John			Wd	
2007-12-11	Tunnel Hill Farm Rev Living Trust			Gd	
2011-05-20	Tunnel Hill Farm Rev Living Trust		1100002551	Wd	
2013-05-09	Rout, Cindy & Bobbi		1300003015	Wd	\$10,000.00

# COUNTY TAX INFORMATION

## Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2021-07-22	Annual Adjustment	\$9,900.00	\$0	\$9,900.00
2020-07-30	Annual Adjustment	\$9,900.00	\$0	\$9,900.00
2019-06-24	General Revaluation	\$12,100.00	\$0	\$12,100.00
2018-07-11	General Revaluation	\$20,400.00	\$0	\$20,400.00
2017-07-15	General Revaluation	\$23,400.00	\$0	\$23,400.00
2016-01-01	Annual Adjustment	\$24,800.00	\$0	\$24,800.00
2015-03-01	General Revaluation	\$25,900.00	\$0	\$25,900.00
2014-03-01	Trending 2014	\$25,900.00	\$0	\$25,900.00
2013-03-01	54-Trending	\$22,200.00	\$0	\$22,200.00
2012-03-01	Split	\$18,900.00	\$0	\$18,900.00
2012-03-01	General Revaluation	\$20,600.00	\$0	\$20,600.00
2011-03-01	54-Trending	\$79,300.00	\$0	\$79,300.00
2010-03-01	54-Trending	\$68,200.00	\$0	\$68,200.00
2009-03-01	54-Trending	\$66,100.00	\$0	\$66,100.00
2008-03-01	56-Trending 08 Don't Use	\$63,400.00	\$0	\$63,400.00
2007-03-01	55-Trending 07 Don't Use	\$60,300.00	\$0	\$60,300.00
2006-03-01	54-Trending	\$46,600.00	\$0	\$46,600.00
2005-03-01	Ag Land Update	\$46,500.00	\$0	\$46,500.00
2002-03-01	Error Correction (Form 133)	\$55,500.00	\$0	\$55,500.00
2002-03-01	General Revaluation	\$96,800.00	\$0	\$96,800.00

## Sales

Sale Date	Sale Price	Buyer Name	Seller Name
-----------	------------	------------	-------------

## Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

## Exterior Features

Exterior Feature	Size/Area
------------------	-----------

# COUNTY TAX INFORMATION

## Special Features

Description	Size/Area
	

## Tax Bill

### Parcel Information

Parcel Number	47-09-33-900-004.000-002
Tax ID	02 000875 00 P50
Owner Name	Rout, Cindy & Bobbi
Owner Address	2808 Bono Rd Mitchell, In 47446
Legal Description	SEC 33-34 TWP4 R2E; 48.70A

## 2020 PAY 2021

### Deductions

Type	Amount
------	--------

### Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$80.74	\$80.74	\$0
Guthrie	2nd Installment Tax	\$80.74	\$80.74	\$0

## 2019 PAY 2020

### Deductions

Type	Amount
------	--------



# COUNTY TAX INFORMATION

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$101.36	\$101.36	\$0
Guthrie	2nd Installment Tax	\$101.36	\$101.36	\$0
Guthrie	Last Year 2nd Installment Tax	\$172.08	\$172.08	\$0
Guthrie	Ly 2nd Installment Penalty	\$8.60	\$8.60	\$0

## 2018 PAY 2019

### Deductions

Type	Amount
------	--------

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$172.08	\$172.08	\$0
Guthrie	2nd Installment Penalty	\$8.60	\$0	\$8.60
Guthrie	2nd Installment Tax	\$172.08	\$0	\$172.08

## Overlay Report

### Overlay by Landuse and Soil

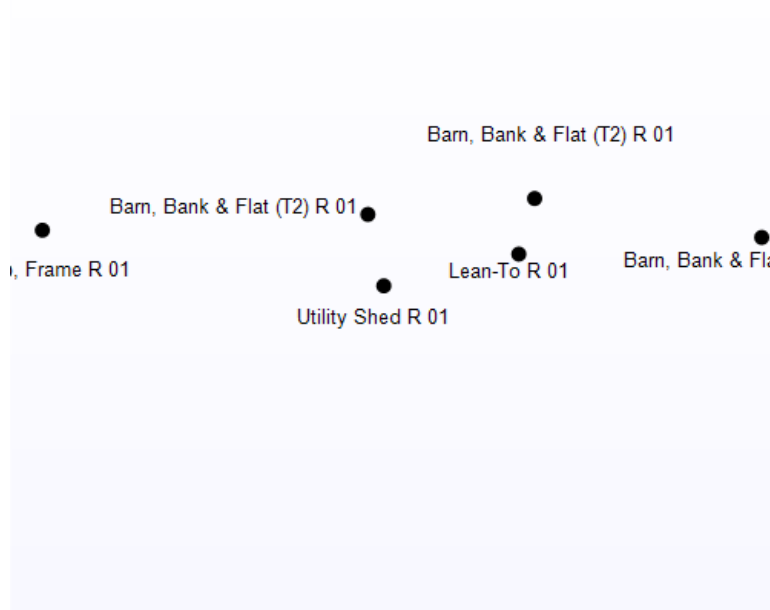
PIN 18	47-09-33-900-004.000-002			
Total Acreage	43.394			
Total Adj. Acreage	48.700			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Amee	0	Unknown	1.089	1.222
Bvog	0	Unknown	24.349	27.327
Cspc2	0	Unknown	17.955	20.151

### Overlay by Landuse

PIN 18	47-09-33-900-004.000-002			
Total Acreage	43.394			
Total Adj. Acreage	48.700			
Land Use Code	Land Type	GIS Acreage	Adj. Acreage	
0	Unknown	43.394	48.700	
Unk		0.000	0.000	

# COUNTY TAX INFORMATION

Lawrence County, IN  
5077 RIVER RD  
39 DEGREES NORTH (855) GIS-3939



# COUNTY TAX INFORMATION

## Parcel Information

Owner Name	Rout, Cindy & Bobbi
Owner Address	2808 Bono Rd Mitchell, In 47446
Parcel Number	47-09-33-600-005.000-002
Alt Parcel Number	02 000874 00 P50
Property Address	5077 River Rd, Bedford, In 47421
Property Class Code	199
Property Class	Other Agricultural Use
Neighborhood	Guthrie #1, 9201-002
Legal Description	SEC 33 TWP 4 R2E 2.25A E CENT PT NE NE SW

## Taxing District

Township	Guthrie Township
Corporation	North Lawrence Community Schools
Taxing District Name	Guthrie Township
Taxing District Number	002

## Land Description

Land Type	Acreage	Dimensions
5	1.25	
9	1.00	

## Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Rout John			Wd	
2007-12-11	Tunnel Hill Farm Rev Living Trust			Gd	
2013-05-09	Rout, Cindy & Bobbi		1300003015	Wd	

# COUNTY TAX INFORMATION

## Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2021-07-26	Annual Adjustment	\$11,400.00	\$22,100.00	\$33,500.00
2021-02-23	Destroyed Structure	\$11,200.00	\$21,100.00	\$32,300.00
2020-07-30	Annual Adjustment	\$11,200.00	\$108,200.00	\$119,400.00
2019-06-24	General Revaluation	\$11,100.00	\$102,800.00	\$113,900.00
2018-07-11	General Revaluation	\$10,900.00	\$99,500.00	\$110,400.00
2017-07-15	General Revaluation	\$10,500.00	\$101,000.00	\$111,500.00
2016-01-01	Annual Adjustment	\$10,400.00	\$99,800.00	\$110,200.00
2015-03-01	General Revaluation	\$10,200.00	\$98,000.00	\$108,200.00
2014-03-01	Trending 2014	\$10,000.00	\$98,800.00	\$108,800.00
2013-03-01	54-Trending	\$10,000.00	\$98,800.00	\$108,800.00
2012-03-01	General Revaluation	\$9,900.00	\$98,400.00	\$108,300.00
2011-03-01	54-Trending	\$7,600.00	\$86,800.00	\$94,400.00
2010-03-01	54-Trending	\$7,500.00	\$83,100.00	\$90,600.00
2009-03-01	54-Trending	\$7,200.00	\$82,300.00	\$89,500.00
2008-03-01	56-Trending 08 Don't Use	\$7,100.00	\$79,900.00	\$87,000.00
2007-03-01	55-Trending 07 Don't Use	\$7,100.00	\$79,100.00	\$86,200.00
2006-03-01	54-Trending	\$6,000.00	\$79,100.00	\$85,100.00
2005-03-01	Ag Land Update	\$5,700.00	\$75,800.00	\$81,500.00
2004-03-01	Error Correction (Form 133)	\$5,800.00	\$75,800.00	\$81,600.00
2002-03-01	General Revaluation	\$7,400.00	\$75,800.00	\$83,200.00

## Sales

Sale Date	Sale Price	Buyer Name	Seller Name
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## Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

## Exterior Features

Exterior Feature	Size/Area
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# COUNTY TAX INFORMATION

## Special Features

Description	Size/Area
-------------	-----------

## Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Barn, Bank & Flat (T2) R 01	D	F	1920	1920	1,200
Utility Shed R 01	D	F	1920	1920	720
Barn, Bank & Flat (T2) R 01	D	P	1910	1910	2,400
Lean-to R 01	D	F	1920	1920	240
Barn, Bank & Flat (T2) R 01	D	F	1920	1920	336
Corn Crib, Frame R 01	C	Vp	1900	1900	



## Tax Bill

### Parcel Information

Parcel Number	47-09-33-600-005.000-002
Tax ID	02 000874 00 P50
Owner Name	Rout, Cindy & Bobbi
Owner Address	2808 Bono Rd Mitchell, In 47446
Legal Description	SEC 33 TWP 4 R2E 2.25A E CENT PT NE NE SW

## 2020 PAY 2021

### Deductions

Type	Amount
Mortgage	\$3,000.00
Homestead	\$45,000.00
Homestead-suppl	\$18,550.00



# COUNTY TAX INFORMATION

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$431.00	\$431.00	\$0
Guthrie	2nd Installment Tax	\$431.00	\$431.00	\$0

## 2019 PAY 2020

### Deductions

Type	Amount
Mortgage	\$3,000.00
Homestead	\$45,000.00
Homestead-suppl	\$16,975.00

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$409.85	\$409.85	\$0
Guthrie	2nd Installment Tax	\$409.85	\$409.85	\$0
Guthrie	Last Year 2nd Installment Tax	\$391.44	\$391.44	\$0
Guthrie	Ly 2nd Installment Penalty	\$19.57	\$19.57	\$0

## 2018 PAY 2019

### Deductions

Type	Amount
Mortgage	\$3,000.00
Homestead	\$45,000.00
Homestead-suppl	\$15,995.00

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Guthrie	1st Installment Tax	\$391.44	\$391.44	\$0
Guthrie	2nd Installment Penalty	\$19.57	\$0	\$19.57
Guthrie	2nd Installment Tax	\$391.44	\$0	\$391.44

## Overlay Report

# COUNTY TAX INFORMATION

## Overlay by Landuse and Soil

PIN 18 47-09-33-600-005.000-002

Total Acreage 2.560

Total Adj. Acreage 2.250

Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Amee	0	Unknown	2.082	1.830
Bvog	0	Unknown	0.433	0.381
Cspc2	0	Unknown	0.034	0.030
W	0	Unknown	0.011	0.009

## Overlay by Landuse

PIN 18 47-09-33-600-005.000-002

Total Acreage 2.560

Total Adj. Acreage 2.250

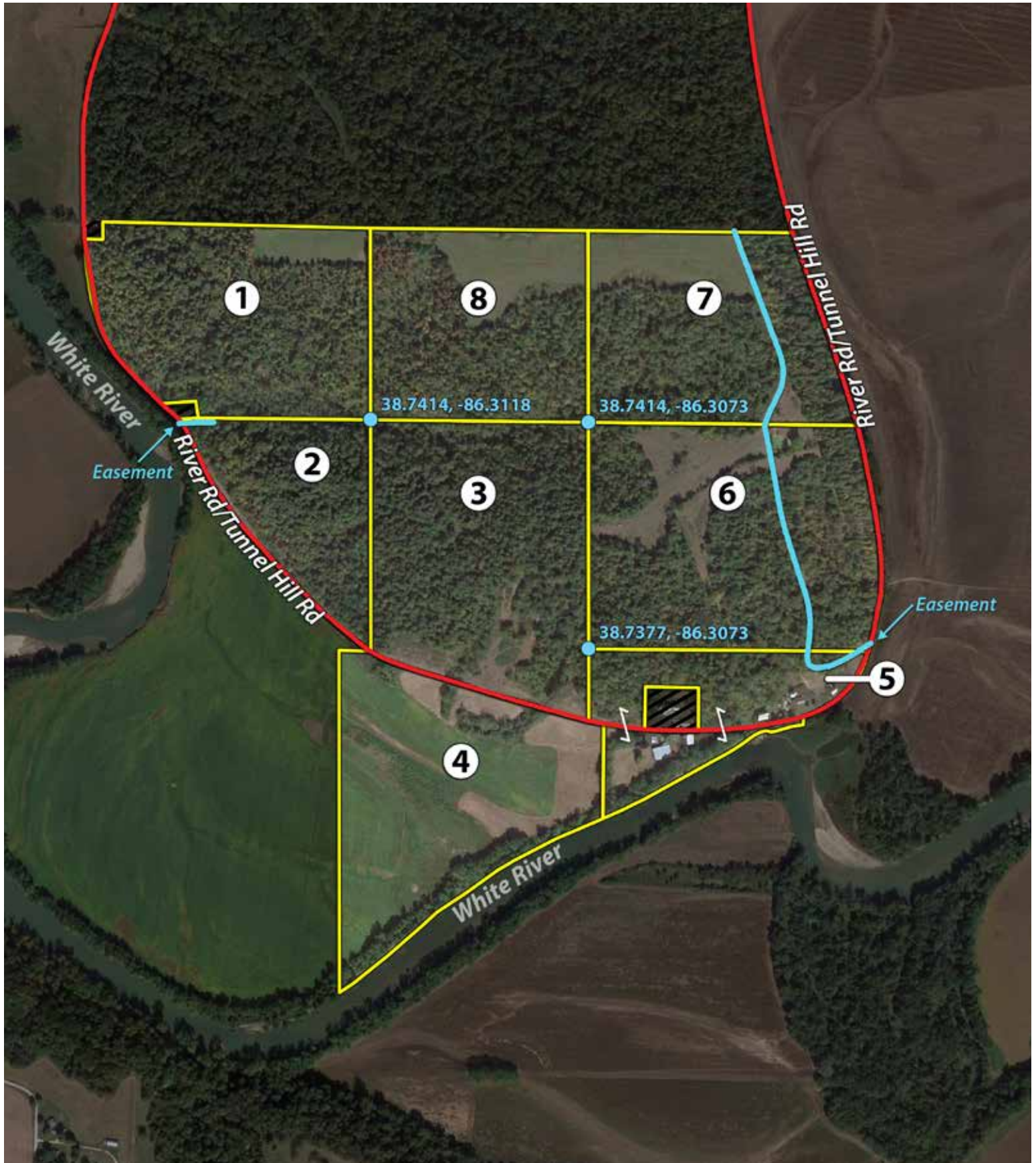
Land Use Code	Land Type	GIS Acreage	Adj. Acreage
0	Unknown	2.560	2.250
Unk		0.000	0.000



# GPS POINTS

# GPS POINTS

The location data provided is for reference only and does not represent actual survey work. If the property is sold in separate tracts, a new survey will be ordered which will establish actual corners and may vary slightly from the provided information. Prospective Buyers also accept that the information provided is subject to change.





**PHOTOS**

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