

# land Auction

Noble County  
Cromwell, Indiana

# 20<sup>±</sup> acres

offered in 1 Tract

- Tillable Land • Woods
- Potential Building Site
- Includes 2023 Farming Rights!

# INFORMATION BOOKLET



TIMED  
ONLINE ONLY

VIRTUAL

LIVE WITH  
ONLINE

## Wednesday, May 3<sup>rd</sup> • 6pm EST

Auction held at Ligonier United Methodist Church Fellowship Hall

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.

**OWNER: Robert E and Sharon A Kohnen Trust**

**AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.**

AC63001504

Kevin Jordan - AU10600023



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

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

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

**SchraderAuction.com**

## TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered as a 20± acre unit. There will be open bidding during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** 10% down payment on the day of auction. 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:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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 Trustee's Deed(s).

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

**POSSESSION:** Possession is at closing. Immediate possession for farming purposes is available with an additional deposit. Contact the auction company for details.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer beginning with taxes due in 2024 and thereafter.

**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. An Inspection Date has 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:** It is expected that the property will be conveyed using the existing legal description, without obtaining a new survey. A new survey will not be obtained unless required by the recording officials to record the conveyance or otherwise deemed necessary by Seller. If a new survey is obtained, the survey cost will be shared equally (50:50) by Seller and Buyer.

**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.**

# **BOOKLET INDEX**

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**For Information Call Auction Manager: Kevin Jordan, 800-451-2709**



# **REGISTRATION FORMS**

# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, MAY 3, 2023**

**20± ACRES – NOBLE COUNTY, 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 Wednesday, April 26, 2023.  
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**  
**20± Acres • Noble County, Indiana**  
**Wednesday, May 3, 2023**

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 Wednesday, May 3, 2023 at 6:00 PM. (EST)
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, Wednesday, April 26, 2023**. 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:**

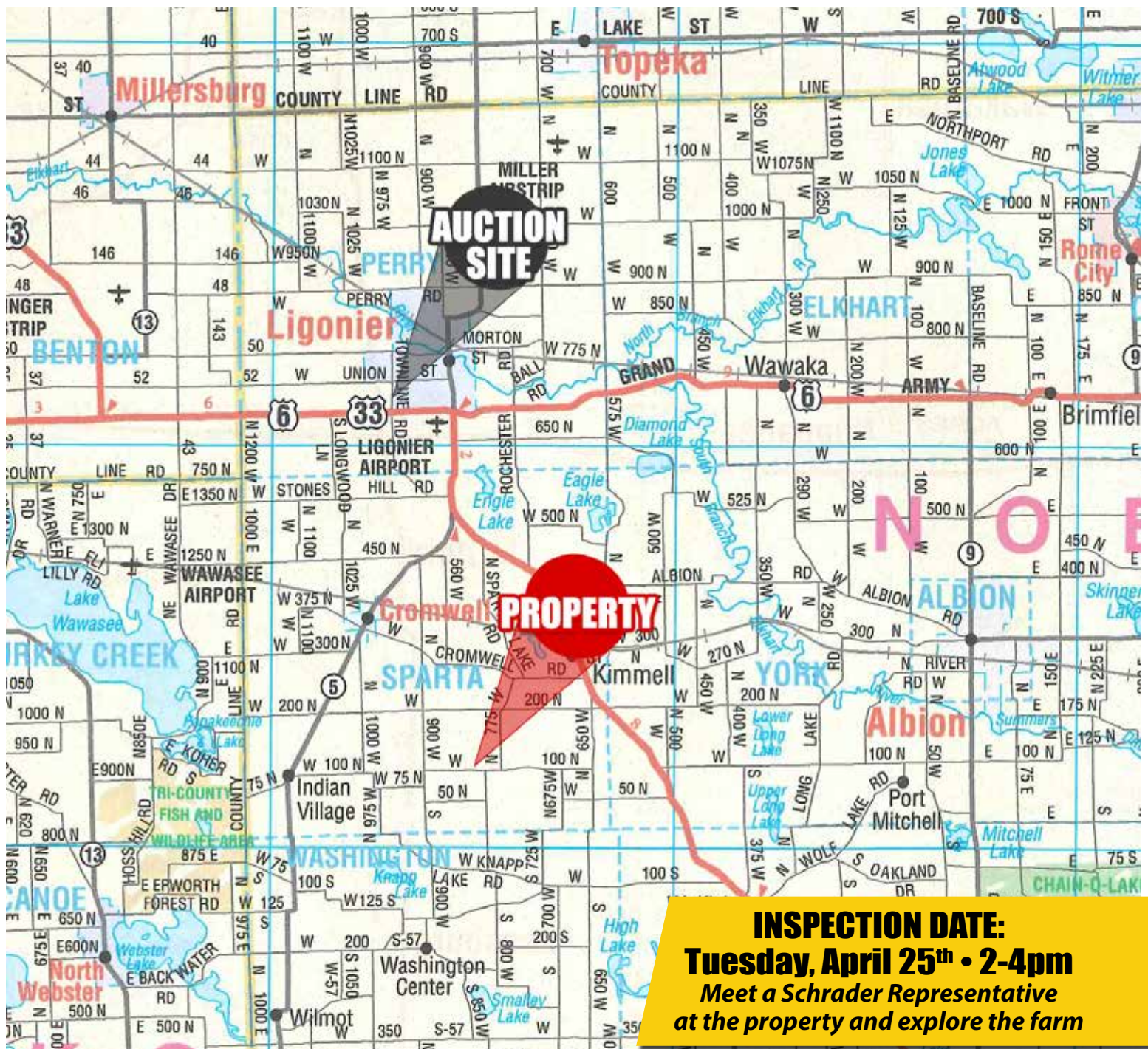
E-mail address of registered bidder: \_\_\_\_\_

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 & AERIAL TRACT MAP**

# LOCATION MAP



**INSPECTION DATE:**  
**Tuesday, April 25<sup>th</sup> • 2-4pm**  
*Meet a Schrader Representative  
at the property and explore the farm*

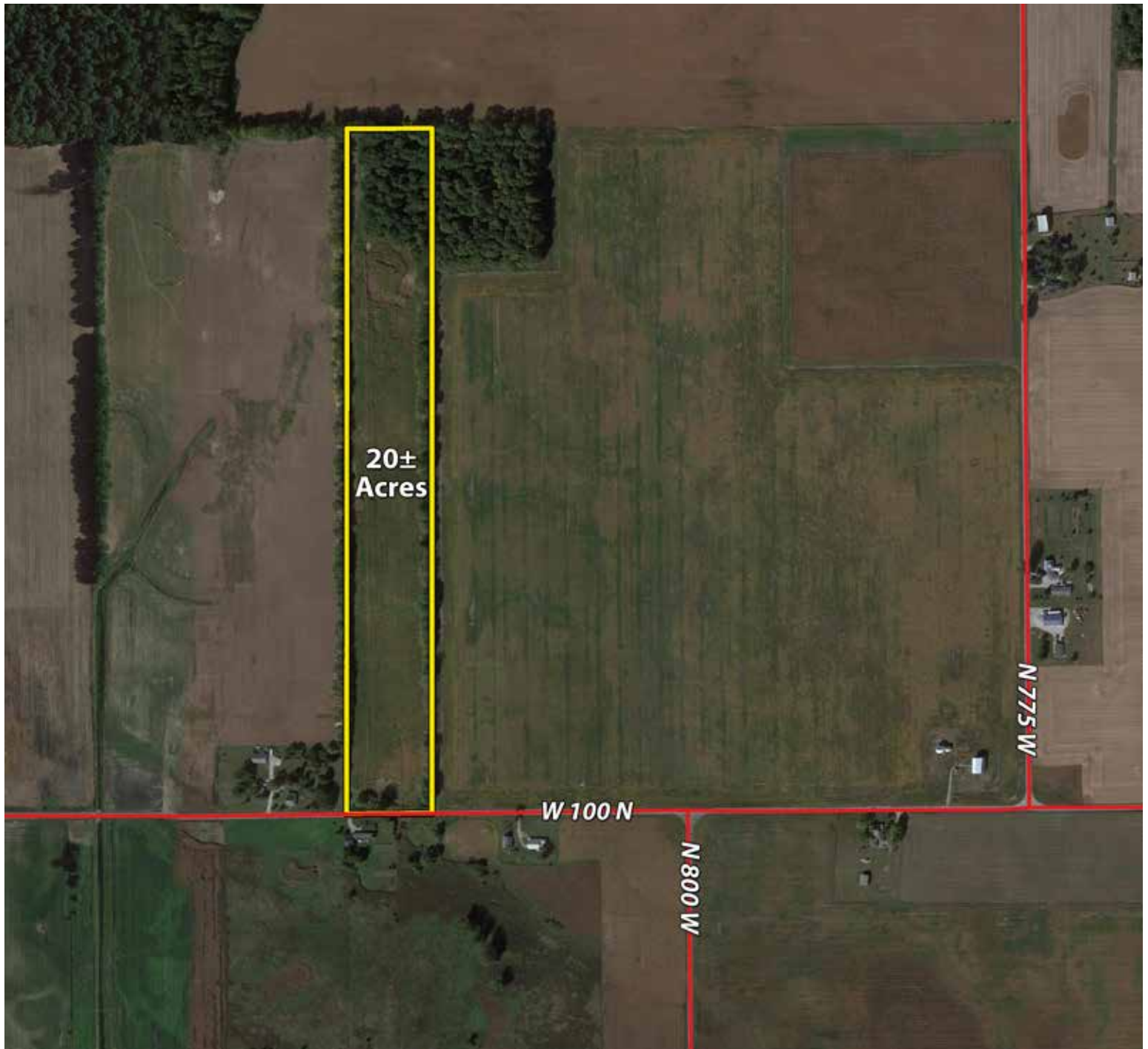
**3± miles southeast of Cromwell • 9± miles south of Ligonier**  
**20± miles north of Columbia City**

**AUCTION LOCATION:** Ligonier United Methodist Church Fellowship Hall, 466 Townline Road, Ligonier, IN 46767. From the intersection of US-6 & SR-5 on the South side of Ligonier, travel West on US-6 for 0.5 miles to Townline Road. Turn North on to Townline Road and travel for 0.7 miles to the United Methodist Church. Entrance will be on the West side of the road.

**PROPERTY LOCATION:** From the intersection of US-33 and CR 650 W, 0.5 miles South of Kimmel, travel South on CR 650 W 1.6 miles to CR 100 N. Turn West on CR 100 N and travel 2 miles to the property on the North side of the road.



# AERIAL MAP



Beautiful opportunity to buy a small farm near Cromwell, Indiana with full farming rights for 2023. This property has nearly 17± acres productive tillable land plus the 3± acre secluded woods. Notice all of the deer tracks and well worn animal trails. The small corn crib near the road creates an idyllic setting. Imagine the possibilities!

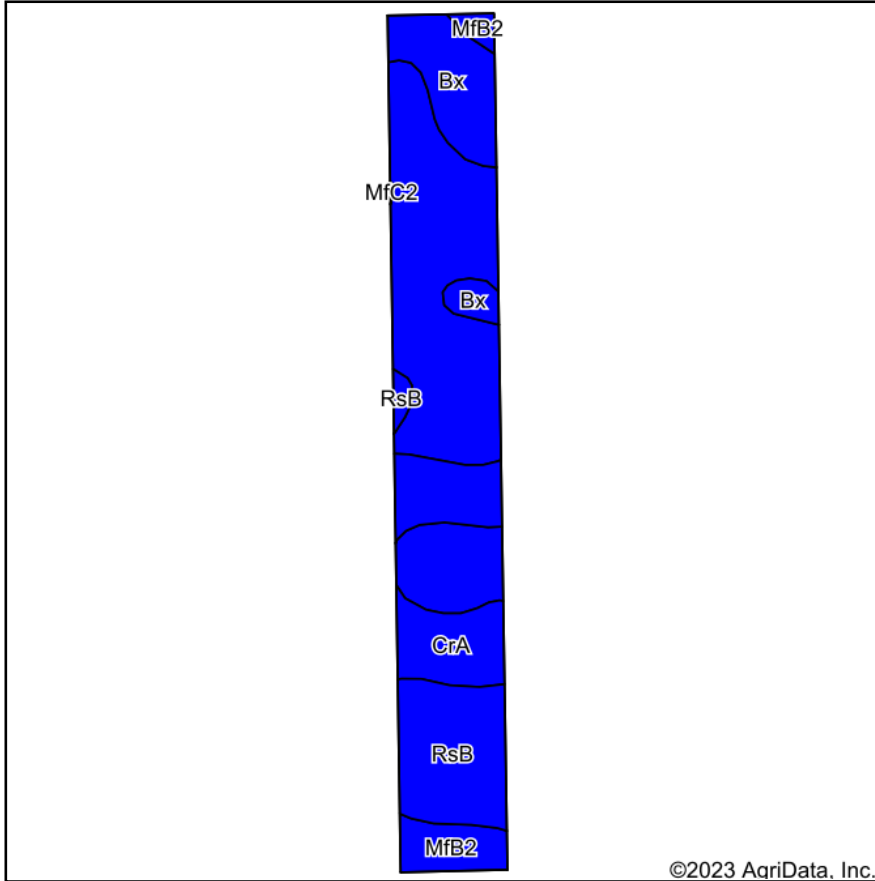






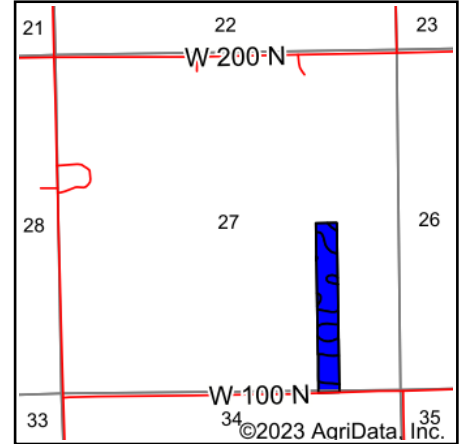
# **SOIL INFORMATION**

# SOIL MAP



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Noble**  
 Location: **27-34N-8E**  
 Township: **Sparta**  
 Acres: **20.06**  
 Date: **3/27/2023**

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

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IN113, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
MfB2	Miami loam, 2 to 6 percent slopes, eroded	10.63	53.0%		Ile	143	19	5	9		49	64
RsB	Riddles sandy loam, 1 to 6 percent slopes	3.47	17.3%		Ile	143		5	9		49	58
CrA	Crosier loam, 0 to 2 percent slopes	3.34	16.7%		Ilw	154		5		10	50	69
Bx	Brookston silt loam	2.62	13.1%		Ilw	175	24	6		12	49	70
<b>Weighted Average</b>					<b>2.00</b>	<b>149</b>	<b>13.2</b>	<b>5.1</b>	<b>6.3</b>	<b>3.2</b>	<b>49.2</b>	<b>64.6</b>

Soils data provided by USDA and NRCS.

# TOPO CONTOURS MAP



Source: USGS 3 meter dem  
Interval(ft): 3.0  
Min: 914.7  
Max: 944.6  
Range: 29.9  
Average: 931.9  
Standard Deviation: 5.97 ft

0ft 461ft 922ft



3/27/2023

27-34N-8E  
Noble County  
Indiana

Map Center: 41° 22' 12.25, -85° 34' 53.97







# **FSA INFORMATION**

# FSA INFORMATION

INDIANA  
NOBLE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 8446

Prepared : 4/13/23 6:42 AM CST

Crop Year : 2023

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 18-113-2016-30  
Transferred From : None  
ARCPLC G/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
34.64	30.50	30.50	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	30.50	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	15.18	0.00	104	
Soybeans	15.18	0.00	25	0
<b>TOTAL</b>	<b>30.36</b>	<b>0.00</b>		

### NOTES

--

Tract Number : 2806

Description : SEC 27, SPARTA TWP.  
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 : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : ROBERT E KOHNEN TRUST, SHARON A KOHNEN TRUST  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
19.77	16.70	16.70	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

INDIANA  
NOBLE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 8446  
Prepared : 4/13/23 6:42 AM CST  
Crop Year : 2023

### Tract 2806 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	16.70	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	8.31	0.00	104
Soybeans	8.31	0.00	25

**TOTAL** 16.62 0.00

### NOTES

**Tract Number** : 14032

**Description** : SEC 22 SPARTA TWP  
**FSA Physical Location** : INDIANA/NOBLE  
**ANSI Physical Location** : INDIANA/NOBLE  
**BIA Unit Range Number** :  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : SHARON A KOHNEN TRUST, ROBERT E KOHNEN TRUST  
**Other Producers** : None  
**Recon ID** : 18-113-2007-77

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
14.87	13.80	13.80	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	13.80	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	6.87	0.00	104
Soybeans	6.87	0.00	25

**TOTAL** 13.74 0.00

### NOTES

# FSA INFORMATION

INDIANA

NOBLE

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 8446

Prepared : 4/13/23 6:42 AM CST

Crop Year : 2023

*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 or 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 bases 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's TARGET Center at (202) 720-2600 (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 at any USDA office or write 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 (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (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.*



# FSA INFORMATION

**USDA Farm 8446 Tract 2806**  
 Administered by: Noble County, Indiana

Map prepared on: 3/28/2023  
 19.77 Tract acres  
 16.7 Cropland acres  
 0 CRP acres

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2023-03-28 07:09:10

**Wetland Determination Identifiers:**

☐ CRP  
☐ CLU

☒ Restricted Use  
☒ Limited Restrictions  
☒ Exempt from Conservation Compliance

**TRS: 34N8E27**  
**Noble**

**Wetland Determination Identifiers:**

☐ CRP  
☐ CLU

☒ Restricted Use  
☒ Limited Restrictions  
☒ Exempt from Conservation Compliance

**TRS: 34N8E27**  
**Noble**

CLU	Acres	HEL Contract	Prac Yr
1	16.7	H	

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.







# **TAX INFORMATION**

TAX INFORMATION

57-16-27-200-002.000-015      KOHNEN ROBERT E SHARON A      W 100 N      199, Other Agricultural Use      Sparta Twp Base Area/155      1/2

General Information		Ownership		Transfer of Ownership		Notes	
Parcel Number	57-16-27-200-002.000-015	KOHNNEN ROBERT E SHARON A TRU		Doc ID Code Book/Page Adj Sale Price Vii		9/27/2021 : cyclical 2-D: No change. JB	
Local Parcel Number	16-100409-50	7 GODAIR CIR		Date Owner		7/18/2016 : 17-18 REASS REMOVED OBSO ON CORN CRIB	
Tax ID:	16-100409-50	WILLOWBROOK, IL 60527		01/12/1998 KOHNEN ROBERT E		6/1/2011 : 12-13 REASS CHANGED CORN CRIB TO VERY POOR	
Routing Number	- - - - -	Legal		WD /		4/5/2006 : CHANGED TAX ID NUMBER PER AUDITORS OFFICE 4-5-06	
		W SIDE E 1/2 SE 1/4 SEC 27 20A				2/23/2006 : DELINEATED SOILS	

Property Class 199  
Other Agricultural Use

Year: 2022

Location Information		Valuation Records (Work In Progress values are not certified values and are subject to change)									
County		2022	Assessment Year	Reason For Change	2022	2021	2020	2019	2018		
Noble		02/23/2022	WIP	As Of Date	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj		
Township		1.0000	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod		
SPARTA TOWNSHIP				Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000		
District 015 (Local 016)				Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
SPARTA TOWNSHIP											
School Corp 6065											
WEST NOBLE											
Neighborhood 1550100											
Sparta Twp Base Area											
Section/Plat											
027											
Location Address (1)											
W 100 N											
CROMWELL, IN 46732											

Zoning	Land		Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value	Parcel Acreage	20.00
	Type															
Subdivision	4	A	BX	0	.822	1.28		\$1,500	\$1,920	\$1,578	0%	0%	1.0000	\$1,580	81 Legal Drain NV	0.00
	4	A	MFB2	0	9.995	0.89		\$1,500	\$1,335	\$13,343	0%	0%	1.0000	\$13,340	82 Public Roads NV	0.14
	4	A	MFC2	0	.014	0.81		\$1,500	\$1,215	\$17	0%	0%	1.0000	\$20	83 UT Towers NV	0.00
	4	A	CRA	0	3.322	1.02		\$1,500	\$1,530	\$5,083	0%	0%	1.0000	\$5,080	9 Homestead	0.00
Market Model	4	A	RSB	0	3.470	0.98		\$1,500	\$1,470	\$5,101	0%	0%	1.0000	\$5,100	91/92 Acres	0.00
	6	A	MFB2	0	.438	0.89		\$1,500	\$1,335	\$585	-80%	0%	1.0000	\$120	Total Acres Farmland	19.86
	6	A	BX	0	1.787	1.28		\$1,500	\$1,920	\$3,431	-80%	0%	1.0000	\$690	Farmland Value	\$25,940
	72	A		0	.016	0.50		\$1,500	\$750	\$12	-40%	0%	1.0000	\$10	Measured Acreage	19.86
Topography	82	A		0	.136	1.00		\$1,500	\$1,500	\$204	-100%	0%	1.0000	\$00	Avg Farmland Value/Acre	1306
														Value of Farmland		\$25,940
														Classified Total		\$0
														Farm / Classified Value		\$25,900
Public Utilities														Homestead(s) Value		\$0
														91/92 Value		\$0
														Supp. Page Land Value		\$0
														CAP 1 Value		\$0
Streets or Roads														CAP 2 Value		\$25,900
														CAP 3 Value		\$0
														Total Value		\$25,900
Neighborhood Life Cycle Stage																
Static																
Printed																
Thursday, April 28, 2022																
Review Group																
2022																



199, Other Agricultural Use

57-16-27-200-002.000-015 KOHNEN ROBERT E SHARON A W 100 N

General Information			Plumbing		#	TF
Occupancy	Com Crib, Frame		Full Bath			
Description	FRAME CORN CRIB,		Half Bath			
Story Height	0					
Style	N/A		Kitchen Sinks			
Finished Area			Water Heaters			
Make			Add Fixtures			
Floor Finish			Total			
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile					
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet					
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished					
<input type="checkbox"/> Wood	<input type="checkbox"/> Other					
<input type="checkbox"/> Parquet						
Wall Finish			Total Rooms			
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished					
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other					
<input type="checkbox"/> Fiberboard						
Roofing			Asphalt		<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal		Other			
<input type="checkbox"/> Wood Shingle						
Exterior Features						
Description			Area		Value	

Cost Ladder				Totals
Floor	Constr	Base	Finish	Value
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				
Total Base				
Adjustments		Row Type Adj.		
Unfin Int (-)				
Ex Liv Units (+)				
Rec Room (+)				
Loft (+)				
Fireplace (+)				
No Heating (-)				
A/C (+)				
No Elec (-)				
Plumbing (+ / -)				
Spec Plumb (+)				
Elevator (+)				
Sub-Total, One Unit				\$0
Sub-Total, 1 Units				\$0
Exterior Features (+)				\$0
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				
Location Multiplier				0.95
Replacement Cost				\$10,794

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Age	Co nd	Base Rate	Summary of Improvements							Abn Obs	PC Nbhd	Mrkt Value
									LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value				
1: FRAME CORN CRIB,	0%	1	Drive Thru	D	1900	1900	122 VP	\$21.52	0.95	\$0.00	22' x30'	\$10,794	85%	\$1,620	0%	1,000	1,000	\$1,600







# **PRELIMINARY TITLE**



# PRELIMINARY TITLE



**Transaction Identification Data for reference only:**

Issuing Agent: Assurance Title Company, LLC  
Issuing Office: 102 E Main St., Albion, IN 46701  
ALTA® Universal ID: 1125584  
Loan ID Number:  
Issuing Office File Number: 23-704  
Commitment Number: 23-704  
Revision Number: 1  
Property Address: W 100 N, Cromwell, IN 46732

## SCHEDULE A

1. Commitment Date: 03/24/2023 at 8:00 AM

2. Policy to be issued:

(a) 2006 ALTA® Owner's Policy

\$1.00

PROPOSED INSURED: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**

3. The estate or interest in the Land described or referred to in this Commitment is: fee simple.

4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:

Robert E. Kohnen, Trustee of Robert E. Kohnen Trust dated January 7, 1998, and Robert E. Kohnen, Successor Trustee of Sharon A. Kohnen Trust dated January 7, 1998

5. The Land is described as follows:

Property description set forth in "Exhibit A" attached hereto and made a part hereof.

## COMMONWEALTH LAND TITLE INSURANCE COMPANY

By: Jamie McKenzie  
Jamie McKenzie, License #: 3388018  
**Authorized Signatory**

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ALTA Commitment for Title Insurance 8-1-16

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# PRELIMINARY TITLE



## SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. If Assurance Title Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.
6. Any conveyance or mortgage by the Trustee of the trust under which title is held must be accompanied by evidence of the continued existence of the trust, the identity of the Trustee and evidence of authority with respect to the contemplated transaction.
7. Duly authorized and executed Deed from Robert E. Kohnen, Trustee of Robert E. Kohnen Trust dated January 7, 1998, and Robert E. Kohnen, Successor Trustee of Sharon A. Kohnen Trust dated January 7, 1998, to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below, to be executed and recorded at closing.
8. NOTE: Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditor's Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure. (1)
9. Vendors, (Sellers), Closing Affidavit to be furnished this office.
10. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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# PRELIMINARY TITLE



## SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance or other matter affecting the Land that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Taxes for 2022 payable 2023  
Parcel No. 016-100409-50  
Tax Unit of Sparta  
State ID No. 57-16-27-200-002.000-015  
May 10 \$213.90 NOT PAID  
November 10 \$213.90 NOT PAID  
Assessed Valuation: Land \$25,900 Improvements \$1,600  
Exemptions \$0
8. Taxes for 2023 due and payable 2024, and subsequent taxes.
9. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
10. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.

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ALTA Commitment for Title Insurance 8-1-16





# PRELIMINARY TITLE



11. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
12. Right of way for drainage tiles, feeders and laterals, if any.
13. Rights of the public, State of Indiana, County of Noble and the municipality in and to that part of the premises taken or used for road purposes.
14. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.
15. This commitment has been issued without a judgment search being made against the name insured.

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# PRELIMINARY TITLE



## EXHIBIT A Property Description

Issuing Office File No.: 23-704

20 acres of land off the West side of the East half of the Southeast Quarter of Section 27, Township 34 North, Range 8 East, described as follows, to-wit:

Commencing at the Southwest corner of said East half of said Quarter Section; thence North along the West line of said East half 160 rods to the Northwest corner of said East half; thence East along the North line of said East half 20 rods; thence South to the South line of said East half; thence West 20 rods to the place of beginning.

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# PRELIMINARY TITLE



## CHAIN OF TITLE

The only conveyances affecting said land, constituting a twenty-four (24) month chain of title, are as follows:

1. Robert E. Kohnen to Robert E. Kohnen, Trustee of Robert E. Kohnen Trust dated January 7, 1998 by deed dated 01/07/1998 and recorded on 01/12/1998 as Instrument Number 980100267 in the Official Records of the Noble County Recorder. (1/2 Interest)
2. Sharon A. Kohnen to Sharon A. Kohnen, Trustee of Sharon A. Kohnen Trust dated January 7, 1998 by deed dated 01/07/1998 and recorded on 01/12/1998 as Instrument Number 980100266 in the Official Records of the Noble County Recorder. (1/2 Interest)

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**ALTA Commitment for Title Insurance 8-1-16**









**PHOTOS**

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