

MONDAY, AUGUST 28 • 6PM EST

Kendallville, IN
Noble County

60[±]
ACRES
Offered in 4 Tracts



INFORMATION BOOK



LAND AUCTION

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
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.

Seller: Debbie (Paul) Jokisch



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 4 individual tracts, any combination of tracts & as a total 60± 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 targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession for Tract 1 will be 30 days or less after closing. Possession for Tracts 2, 3 & 4 will take place at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated & the responsibility of the Buyer(s) beginning with taxes due in Spring 2024 & thereafter.

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 with 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.

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.**

SALE MANAGER: Robert Mishler • 260.336.9750 #AU08701553
Schrader Real Estate & Auction Company, Inc. #AC63001504

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, AUGUST 28, 2023

60± 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 or fax to 260-244-4431, no later than Monday, August 21, 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
60± Acres • Noble County, Indiana
Monday, August 28, 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 Monday, August 28, 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) 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

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, Monday, August 21, 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 & TRACT MAPS

LOCATION & TRACT MAPS



AUCTION LOCATION: Sylvan Cellars Event Center, 2725 E Northport Rd, Rome City, IN 46784

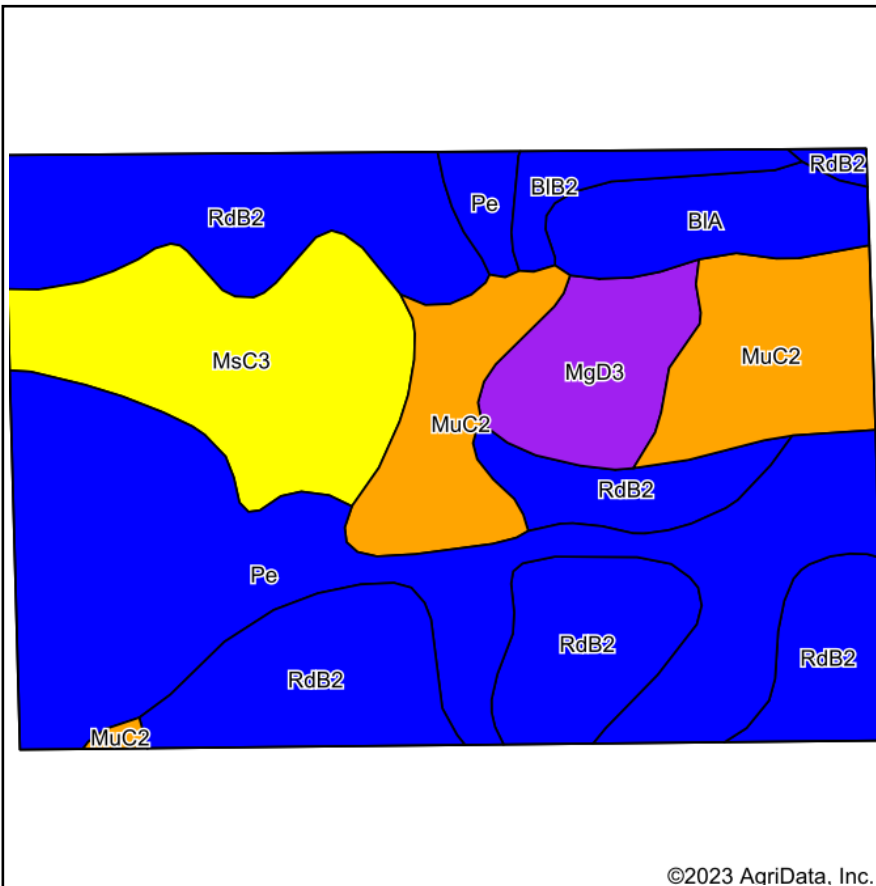
PROPERTY LOCATION: On the east edge of Kendallville, IN to 1000 E then north to 850 N east to 11056 E 850 N, Kendallville, IN 46755

LOCATION & TRACT MAPS



MAPS

SURETY SOILS MAP



State: **Indiana**
 County: **Noble**
 Location: **24-35N-11E**
 Township: **Wayne**
 Acres: **59.22**
 Date: **5/17/2023**



Maps Provided By:



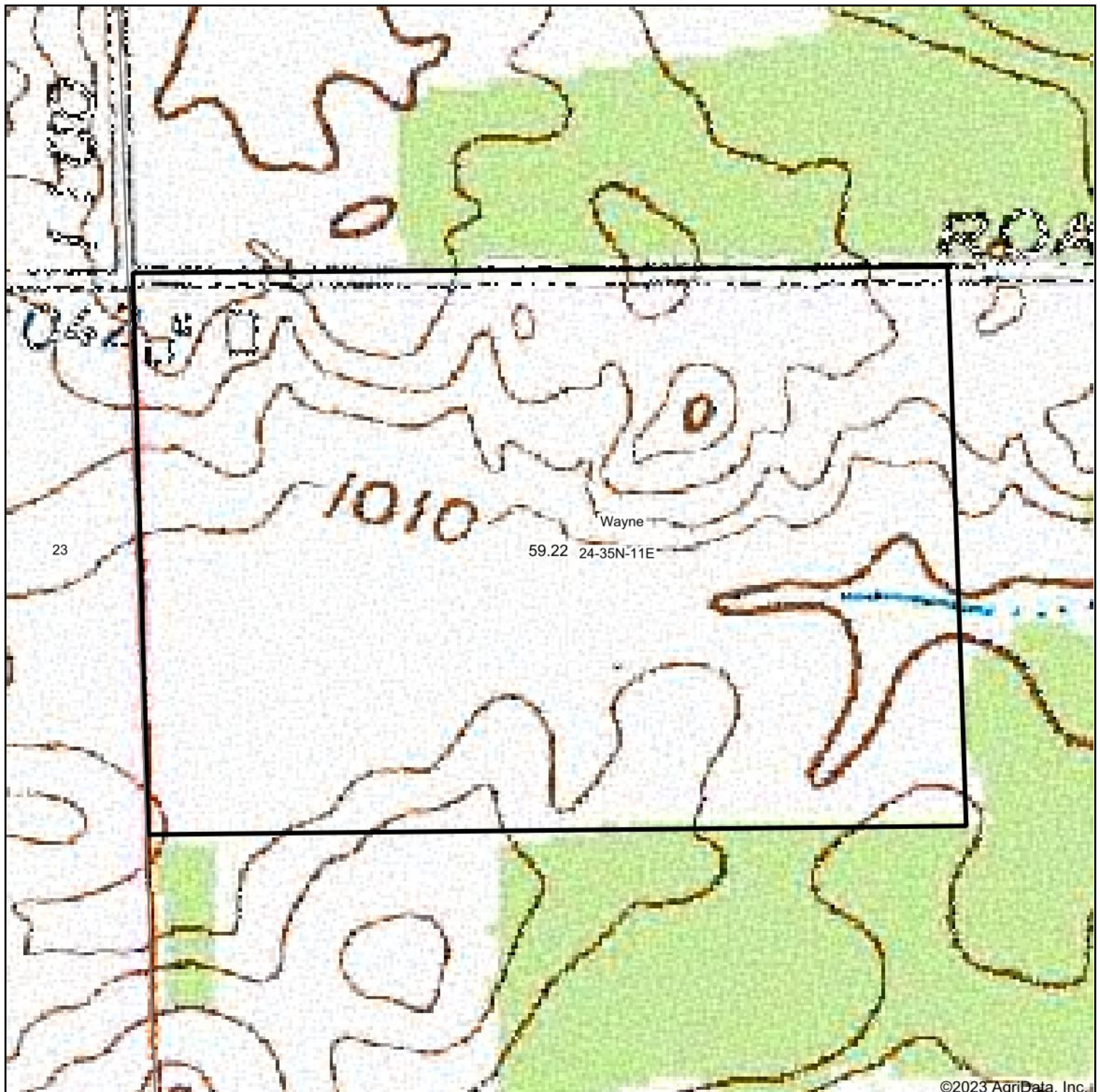
Soils data provided by USDA and NRCS.

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
RdB2	Rawson, Morley, and Miami loams, 2 to 6 percent slopes, eroded	18.53	31.3%		Ile	124	17	4		8	44	56
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	16.96	28.6%		Ilw	157		5	11		47	64
MuC2	Morley, Miami, and Rawson loams, 6 to 12 percent slopes, eroded	7.97	13.5%		Ille	126	17	4		9	44	57
MsC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	7.84	13.2%		IVe	105	15	4	7		37	47
MgD3	Miami clay loam, Saginaw lobe, 12 to 18 percent slopes, severely eroded	3.50	5.9%		VIe	110	16	4	7		39	51
BIA	Blount loam, interlobate moraines, 0 to 2 percent slopes	3.12	5.3%		Ilw	142	17	5		9	52	56
BIB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	1.30	2.2%		Ile	137	17	5		9	50	54
Weighted Average					2.64	131.6	11.8	4.4	4.5	4.4	44.2	56.9

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

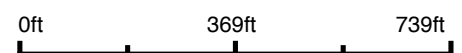


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map center: 41° 28' 19.79, -85° 12' 33.33

24-35N-11E
Noble County
Indiana



5/17/2023

Maps Provided By:



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FSA INFORMATION

FSA INFORMATION

INDIANA

NOBLE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4402

Prepared : 8/23/23 2:43 PM CST

Crop Year : 2023

Operator Name : DEBBY M JOKISCH
CRP Contract Number(s) : None
Recon ID : None
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
58.96	53.79	53.79	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	53.79		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

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Tract Number : 12509

Description : SEC 24, WAYNE 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 : Wetland determinations not complete
WL Violations : None
Owners : DEBBY M JOKISCH
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
58.96	53.79	53.79	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	53.79	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION



TAX INFORMATION

TAX INFORMATION

Noble County, IN

Summary (Auditor)

Parcel ID 57-07-24-300-001.000-019
Bill ID 007-101028-00
Reference # 570724300001000019
Property Address 11056 E 850 N
Kendallville, IN, 46755
Brief Legal Description Pt N 1/2 Sw 1/4 Sec 24 60a
(Note: Not to be used on legal documents)
Class AGRICULTURAL - CASH GRAIN/GENERAL FARM
Tax District 57019 Wayne Twp
Tax Rate Code 7065 - Adv Tax Rate
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date



Tax Rate

1.2662

Ownership (Auditor)

Deeded Owner
Jokisch Paul Trustee of the Paul Jokisch Sr Living Trust 1/2 int & Jokisch Debby May
Trustee of the Debby May Jokisch Living Trust 1/2 Int
11056 E 850 N
Kendallville, IN 46755

Taxing District (Assessor)

County: Noble
Township: WAYNE TOWNSHIP
State District 57019 WAYNE TOWNSHIP
Local District: 57007
School Corp: EAST NOBLE
Neighborhood: 1950100 Wayne Twp Base Area

Site Description (Assessor)

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 60

Transfer History (Assessor)

For current transfer history, see Transfer History (Auditor) below.

Date	New Owner	Doc ID	Book/Page	Sale Price
12/2/2021	JOKISCH PAUL & DEBBIE MAY TRUSTEE	211200071		\$0.00
11/9/1994	JOKISCH PAUL DEBBY M			\$0.00

Contact the Auditor's Office for correct transfer dates.

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
12/2/2021	Jokisch Paul & Debby M	Quit Claim Deed			211200071
11/9/1994	Rottmiller Norman O & Mary Ann	Deed			9411189

Contact the Auditor's Office for correct transfer dates.

Valuation

Assessment Year	2023	2023 (2)	2023 (3)	2022	2021
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/7/2023	4/7/2023	4/7/2023	4/15/2022	4/14/2021
Land	\$84,300	\$84,300	\$84,300	\$72,900	\$67,000
Land Res (1)	\$27,600	\$27,600	\$27,600	\$27,600	\$27,600
Land Non Res (2)	\$54,000	\$54,000	\$54,000	\$42,600	\$36,700
Land Non Res (3)	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700

TAX INFORMATION

Assessment Year	2023	2023 (2)	2023 (3)	2022	2021
Improvement	\$174,400	\$174,400	\$189,100	\$166,400	\$149,600
Imp Res (1)	\$135,400	\$135,400	\$135,400	\$123,200	\$113,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$39,000	\$39,000	\$53,700	\$43,200	\$36,500
Total	\$258,700	\$258,700	\$273,400	\$239,300	\$216,600
Total Res (1)	\$163,000	\$163,000	\$163,000	\$150,800	\$140,700
Total Non Res (2)	\$54,000	\$54,000	\$54,000	\$42,600	\$36,700
Total Non Res (3)	\$41,700	\$41,700	\$56,400	\$45,900	\$39,200

Exemptions

Type	Description	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
Over 65	Over 65 Credit			\$14,000.00	\$12,480.00	\$12,480.00
Homestead	STD_EX	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	Supplement STD	\$37,030.00	\$33,495.00	\$23,205.00	\$21,770.00	\$21,980.00
Other	Trending Over 65	\$14,000.00	\$14,000.00			

Homestead Allocations

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
Land	\$72,900.00	\$67,000.00	\$59,500.00	\$67,400.00	\$69,300.00
Res Land	\$27,600.00	\$27,600.00	\$21,000.00	\$21,000.00	\$21,000.00
Improve	\$166,400.00	\$149,600.00	\$127,100.00	\$123,000.00	\$114,200.00
Res Improve	\$123,200.00	\$113,100.00	\$90,300.00	\$86,200.00	\$86,800.00

Tax History

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
+ Spring Tax	\$576.06	\$519.24	\$543.54	\$632.80	\$688.76
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$576.06	\$519.24	\$543.54	\$632.80	\$688.76
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$167.12	\$167.12	\$167.12	\$250.82	\$142.12
	Auman Uhl - \$75.00 Martz - \$50.00 Frank Albright - Dk - \$35.88 Cedar Creek - Dk - \$6.24	Auman Uhl - \$75.00 Martz - \$50.00 Frank Albright - Dk - \$35.88 Cedar Creek - Dk - \$6.24	Auman Uhl - \$75.00 Martz - \$50.00 Frank Albright - Dk - \$35.88 Cedar Creek - Dk - \$6.24	Auman Uhl - \$75.00 Ab Mc Cullough - Dk - \$83.70 Martz - \$50.00 Frank Albright - Dk - \$35.88 Cedar Creek - Dk - \$6.24	Auman Uhl - \$50.00 Martz - \$50.00 Frank Albright - Dk - \$35.88 Cedar Creek - Dk - \$6.24
+ 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	\$536.04	\$509.40	\$313.88	\$311.05	\$164.93
= Charges	\$1,319.24	\$1,205.60	\$1,254.20	\$1,516.42	\$1,519.64
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$659.62)	(\$1,205.60)	(\$1,254.20)	(\$1,516.42)	(\$1,519.64)
= Total Due	\$659.62	\$0.00	\$0.00	\$0.00	\$0.00

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

TAX INFORMATION

Property Tax Bill Payment

Visit Noble County Treasurer's Office

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2022 Pay 2023	2012737	5/3/2023	5/2 B 20 W/E	\$659.62
2021 Pay 2022	1979610	10/31/2022	10/31/22 B 2 W/E	\$602.80
2021 Pay 2022	1972115	5/10/2022	b16 5/13/22 w/envel	\$602.80
2020 Pay 2021	1931388	11/3/2021	11/3/21 B 3 W/E	\$627.10
2020 Pay 2021	1893671	4/26/2021	4/23/21 B 8 W/E	\$627.10
2019 Pay 2020	1876922	11/2/2020	LB 11/2/20 B5 W/E	\$758.21
2019 Pay 2020	1843233	4/30/2020	LB 4/29/20 B1 W/E	\$758.21
2018 Pay 2019	1820465	11/5/2019	LB 11/5/19 B2 W/E	\$759.82
2018 Pay 2019	1792372	5/2/2019	LB 5/1/19 B 13 W/E	\$759.82
2017 Pay 2018	1769686	11/8/2018	LB 11/8/18 B 8 W/E	\$934.18
2017 Pay 2018	1746482	5/10/2018	LB 5/10/18 B 17 W/E	\$934.18
2016 Pay 2017	1712013	11/9/2017	lb 11/8/17 b5 w/e	\$879.74
2016 Pay 2017	1686355	5/5/2017	lb 5/5/17 b 10 w/e	\$879.74
2015 Pay 2016	1652366	11/1/2016	10/31/16 b 1 w/e	\$985.35
2015 Pay 2016	1629707	5/5/2016	lb 5/5/16 b6 w/e	\$985.35
2014 Pay 2015	1594698	10/28/2015	M W/E 6625 D JOKISCH	\$911.63
2014 Pay 2015	1569022	5/6/2015	lb 5/5/15 b 2 w/e	\$911.63
2013 Pay 2014	1544536	11/6/2014	lb 11/5-6/14 b10 w/e	\$1,059.28
2013 Pay 2014	1509860	4/30/2014	lb 4/29/14 b3 w/e	\$1,059.28

Tax Estimator

[Link to DLGF Tax Estimator](#)

Special Assessments

Auman Uhl

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Spring Tax	\$37.50	\$37.50	\$37.50	\$37.50	\$25.00	\$25.00
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$37.50	\$37.50	\$37.50	\$37.50	\$25.00	\$25.00
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

AB Mc Cullough - Dk

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Spring Tax	\$0.00	\$0.00	\$0.00	\$41.85	\$0.00	\$41.85
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$0.00	\$0.00	\$0.00	\$41.85	\$0.00	\$41.85
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX INFORMATION

Martz

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Spring Tax	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Frank Albright - Dk

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Spring Tax	\$17.94	\$17.94	\$17.94	\$17.94	\$17.94	\$8.97
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$17.94	\$17.94	\$17.94	\$17.94	\$17.94	\$8.97
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Cedar Creek - Dk

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Spring Tax	\$3.12	\$3.12	\$3.12	\$3.12	\$3.12	\$3.12
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$3.12	\$3.12	\$3.12	\$3.12	\$3.12	\$3.12
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Lewis Traster - Dk

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Spring Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$152.44
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$152.44
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$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
9ag		0	0	1.0000	\$27,600.00	\$27,600.00	\$27,600.00	\$0.00	\$27,600.00
FARM BUILDINGS		0	0	.210	\$1,900.00	\$1,900.00	\$399.00	(\$40.00)	\$240.00
LEGAL DITCH		0	0	3.70	\$1,900.00	\$1,900.00	\$7,030.00	(\$100.00)	\$0.00
PUBLIC ROAD/ROW		0	0	.890	\$1,900.00	\$1,900.00	\$1,691.00	(\$100.00)	\$0.00
AGRICULTURAL EXCESS ACREAGE		0	0	0.330	\$8,100.00	\$8,100.00	\$2,673.00	\$0.00	\$2,670.00
TILLABLE LAND	BLA	0	0	1.450000	\$1,900.00	\$1,691.00	\$2,451.95	\$0.00	\$2,450.00
NONTILLABLE LAND	BLA	0	0	1.710000	\$1,900.00	\$1,691.00	\$2,891.61	(\$60.00)	\$1,160.00
NONTILLABLE LAND	BLB2	0	0	0.940000	\$1,900.00	\$1,615.00	\$1,518.10	(\$60.00)	\$610.00
TILLABLE LAND	BLB2	0	0	0.140000	\$1,900.00	\$1,615.00	\$226.10	\$0.00	\$230.00
NONTILLABLE LAND	MGD3	0	0	3.540000	\$1,900.00	\$1,216.00	\$4,304.64	(\$60.00)	\$1,720.00
NONTILLABLE LAND	MSC3	0	0	7.860000	\$1,900.00	\$1,140.00	\$8,960.40	(\$60.00)	\$3,580.00

TAX INFORMATION

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
NONTILLABLE LAND	MUC2	0	0	4.590000	\$1,900.00	\$1,292.00	\$5,930.28	(\$60.00)	\$2,370.00
TILLABLE LAND	MUC2	0	0	3.420000	\$1,900.00	\$1,292.00	\$4,418.64	\$0.00	\$4,420.00
TILLABLE LAND	PE	0	0	5.200000	\$1,900.00	\$2,109.00	\$10,966.80	\$0.00	\$10,970.00
NONTILLABLE LAND	PE	0	0	8.340000	\$1,900.00	\$2,109.00	\$17,589.06	(\$60.00)	\$7,040.00
NONTILLABLE LAND	RDB2	0	0	8.000000	\$1,900.00	\$1,615.00	\$12,920.00	(\$60.00)	\$5,170.00
TILLABLE LAND	RDB2	0	0	8.680000	\$1,900.00	\$1,615.00	\$14,018.20	\$0.00	\$14,020.00

Tax Statements (Treasurer)

[2018 Pay 2019 Tax Statement \(PDF\)](#)

[2019 Pay 2020 Tax Statement \(PDF\)](#)

[2020 Pay 2021 Tax Statement \(PDF\)](#)

[2021 Pay 2022 Tax Statement \(PDF\)](#)

[2022 Pay 2023 Tax Statement \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

Residential

Description	SINGLE-FAMILY RESIDENCE
Story Height	1.75
Style	
Finished Area	2278
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	2278
Bedrooms	3
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	8
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	1/6 Masonry	1142	1142
3/4	1/6 Masonry	616	616
A		520	520
B		912	0
S		224	0

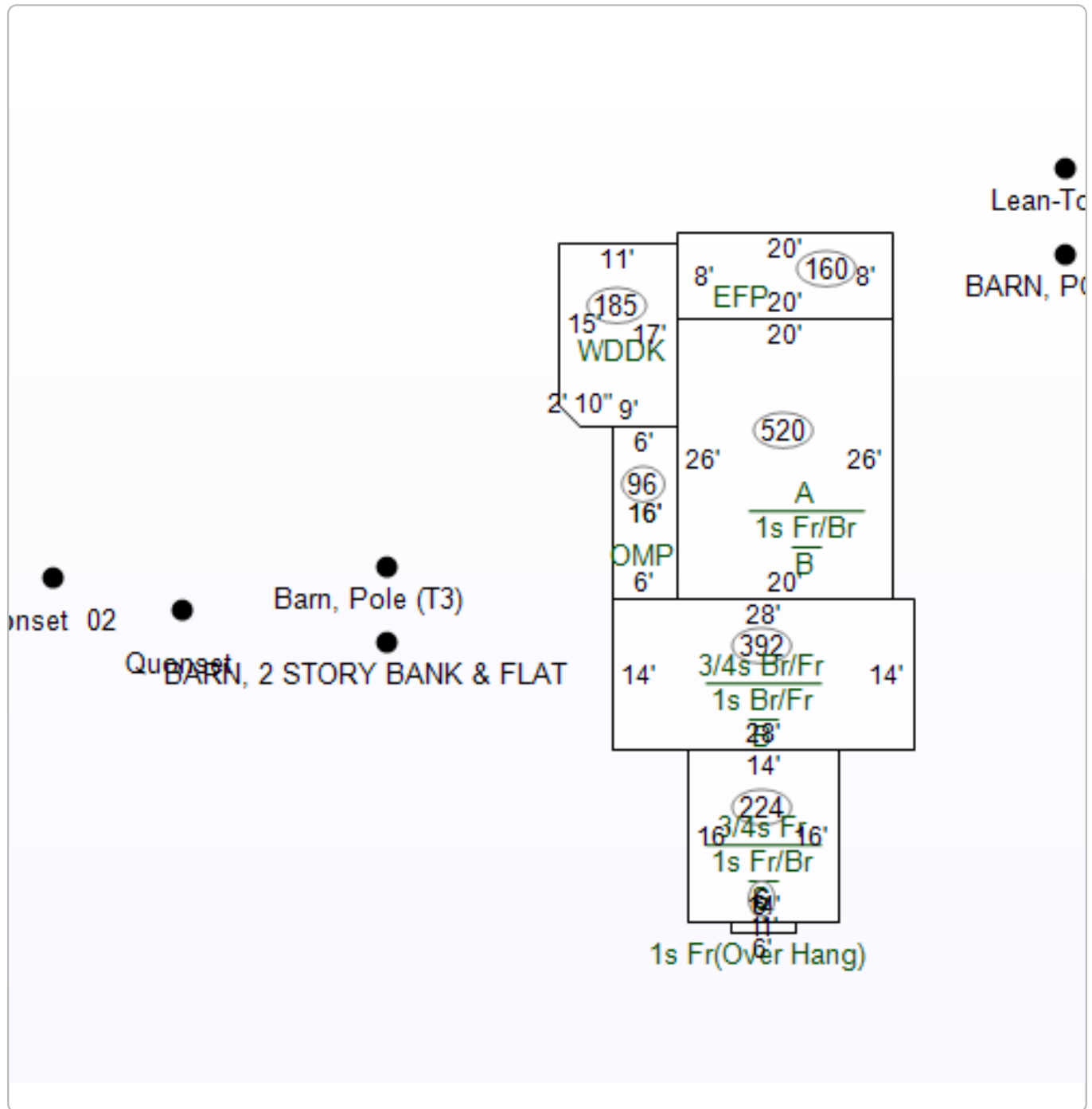
Features	Area
Porch, Enclosed Frame	160
Porch, Open Masonry	96
Wood Deck	185

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
SINGLE-FAMILY RESIDENCE	100	C-1	1850	1970	A	0.95	2278	1.43	0
BARN, POLE	100	D	1945	1945	A	0.95	2530	1.43	0
BARN, 2 STORY BANK & FLAT	100	D	1900	1900	A	0.95	2432	1.43	0
Lean-To1	100	D	1994	1994	A	0.95	560	1.43	0
Barn, Pole (T3)	100	C	2002	2002	A	0.95	1520	1.43	0
Quonset	100	E	1994	1994	A	0.95	96	1.43	0
Quonset 02	100	E	1994	1994	A	0.95	35	1.43	0

Sketches

TAX INFORMATION



Sketches Last Updated May 2023.

2023 Property Record Cards

[2023 Property Record Card \(PDF\)](#)

2022 Property Record Cards

[57-07-24-300-001.000-019 \(PDF\)](#)

2021 Property Record Cards

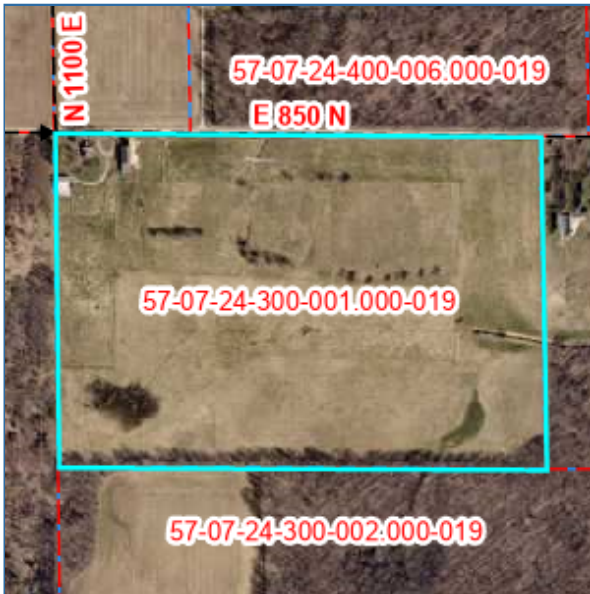
[57-07-24-300-001.000-019 \(PDF\)](#)

2020 Property Record Cards

[57-07-24-300-001.000-019 \(PDF\)](#)

TAX INFORMATION

Map



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

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RESIDENTIAL DISCLOSURE

RESIDENTIAL DISCLOSURE

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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

7-14-23

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

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

Property address (number and street, city, state, and ZIP code)

11056 E 850 N Kendallville, IN 46755

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Removed	Defective	Not Defective	Do Not Know
Built-In Vacuum System	X			
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven	X			
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish			X	
Other:				

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

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

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

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

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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

Signature of Seller
 Date (mm/dd/yyyy)
 8/22/2023

Signature of Buyer
 Date (mm/dd/yyyy)

Signature of Seller (at closing)
 Date (mm/dd/yyyy)

Signature of Seller (at closing)
 Date (mm/dd/yyyy)

RESIDENTIAL DISCLOSURE

DocuSign Envelope ID: A98E26BC-6075-407B-BD97-CC46771D6584

Property address (number and street, city, state, and ZIP code)			
2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>5-7</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?			<input checked="" type="checkbox"/>
If yes, how many layers? _____			<input checked="" type="checkbox"/>
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mine shaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input checked="" type="checkbox"/>
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-16?			<input checked="" type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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

Signature of Seller: [Signature] Date (mm/dd/yy): 8/22/2023

Signature of Buyer: _____ Date (mm/dd/yy): _____

Signature of Buyer: _____ Date (mm/dd/yy): _____

Signature of Seller (at closing): _____ Date (mm/dd/yy): _____

Signature of Seller (at closing): _____ Date (mm/dd/yy): _____

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

PHOTOS

PHOTOS



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