

AUCTION

One of a Kind Hunting Property

1± Mi. W of South Whitley
15± Mi. SE of Warsaw
25± Mi. W of Fort Wayne

Tuesday, October 24 • 6pm | Whitley County - South Whitley, IN



INFORMATION BOOK



SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
www.SchraderAuction.com



ONLINE BIDDING AVAILABLE

43.84±
acres

Offered in 1 Tract

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.

Owners: William F Roebel



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 as a total 43.84±-acre unit. There will be open bidding as determined by the Auctioneer.

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 a Warranty Deed.

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

POSSESSION: Possession is at closing. Immediate possession for hunting purposes. Contact auction company for details.

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

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: A 2013 survey of the property by Walker & Associates is available & posted to the website. It is anticipated that the existing legal description shall be used for the transaction. 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 if a new survey is deemed necessary. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Contact Auction Manager with questions.

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 Managers: Ritter Cox • 260.609.3306
#AC63001504, #AU08600254

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, OCTOBER 24, 2023

43.84± ACRES – SOUTH WHITLEY, 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 Tuesday, October 17, 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
43.84± Acres • Whitley County, Indiana
Tuesday, October 24, 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 Tuesday, October 24, 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, Tuesday, October 17, 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.

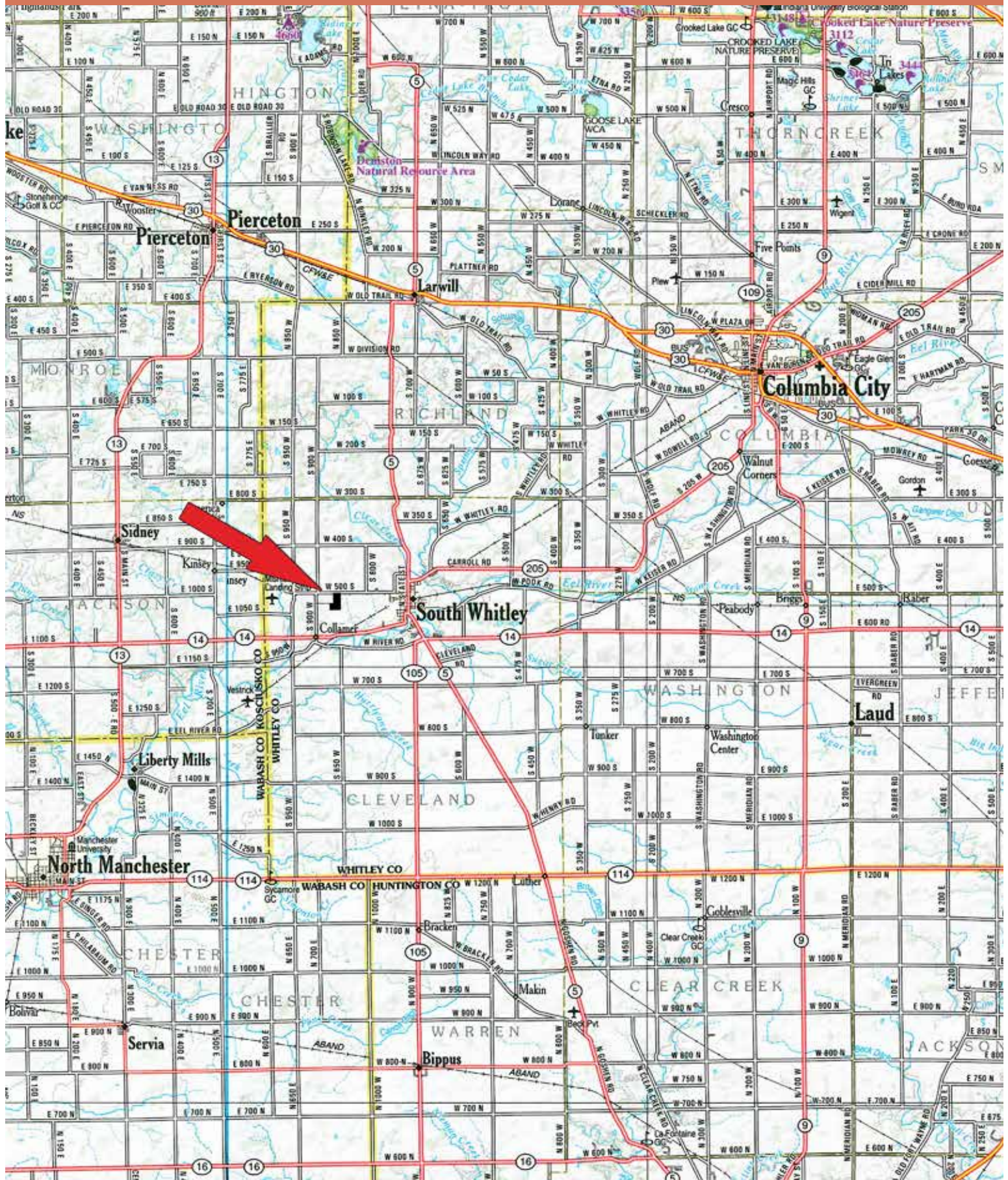
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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

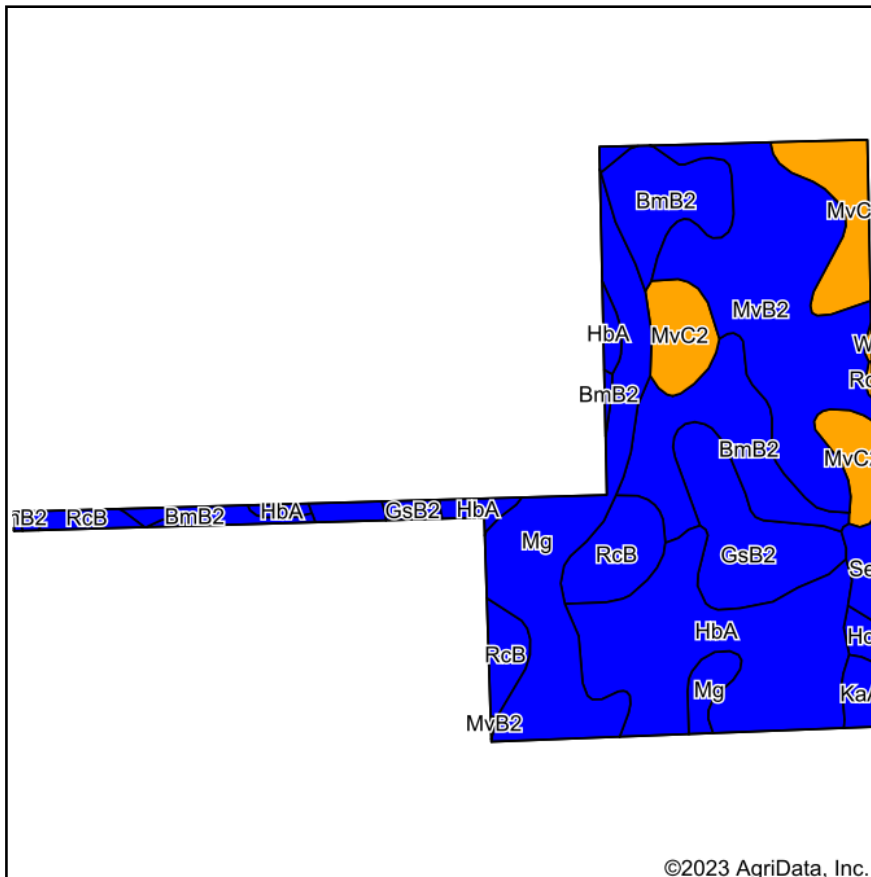


LOCATION & TRACT MAPS

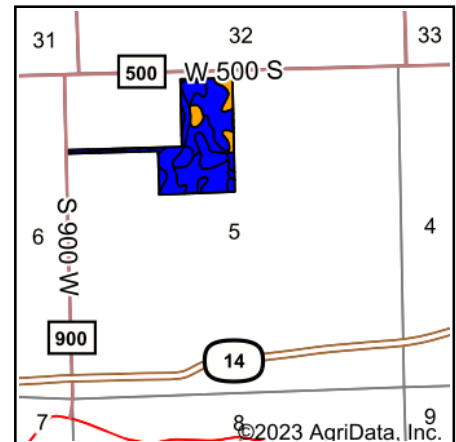


MAPS

SURETY SOILS MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Whitley**
 Location: **5-30N-8E**
 Township: **Cleveland**
 Acres: **44.45**
 Date: **6/20/2023**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

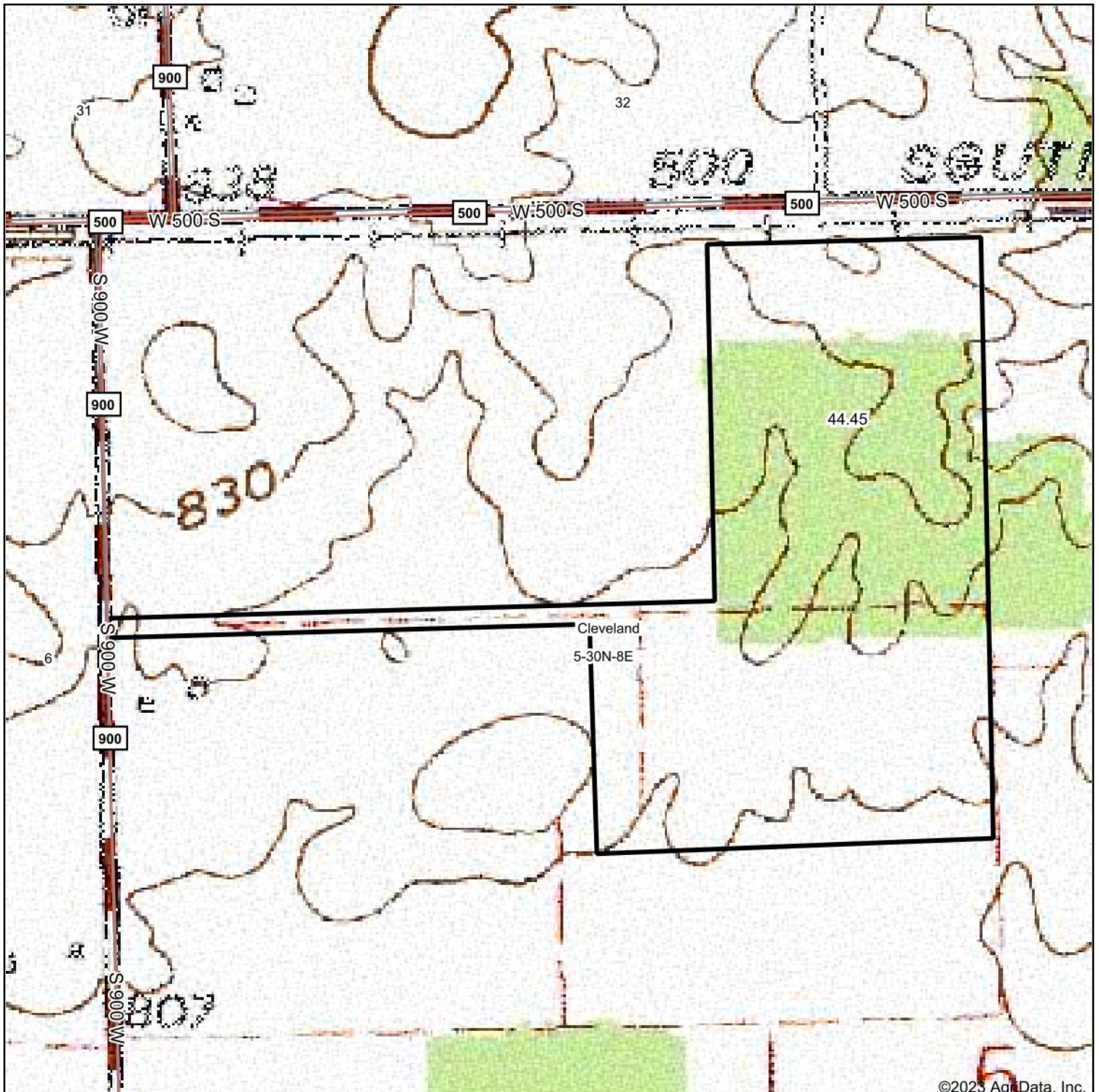


Area Symbol: IN183, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
MvB2	Morley loam, 3 to 6 percent slopes, eroded	8.86	19.9%		Ile		119	17	4			8	42	53
HbA	Haskins loam, 0 to 3 percent slopes	8.70	19.6%		Ilw		158		5	11			59	62
Mg	Merrill loam	7.42	16.7%		Ilw		170	23	6			11	49	68
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	6.98	15.7%		Ile		137	17	5			9	50	54
MvC2	Morley loam, 6 to 12 percent slopes, eroded	4.33	9.7%		Ille		115	18	4			8	40	52
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	3.71	8.3%		Ile	5	128	18	4	8	78		41	56
RcB	Rawson sandy loam, 2 to 6 percent slopes	2.90	6.5%		Ile		126	18	5			8	44	57
Se	Sebewa loam, disintegration moraine, 0 to 1 percent slopes	0.59	1.3%		Ilw		133		4			9	37	65
KaA	Kalamazoo sandy loam, 0 to 2 percent slopes	0.55	1.2%		Ils		117	16	4			8	41	59
Ho	Homer loam	0.32	0.7%		Ilw		99	17	4			6	32	45
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	0.09	0.2%		Ilw		157		5	11			47	64
Weighted Average					2.10	0.4	138.9	14.6	4.8	2.8	6.5	6.4	47.5	58

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



©2023 AgriData, Inc.



Map Center: 41° 5' 11.52, -85° 39' 34.84

0ft 478ft 955ft

Maps Provided By:



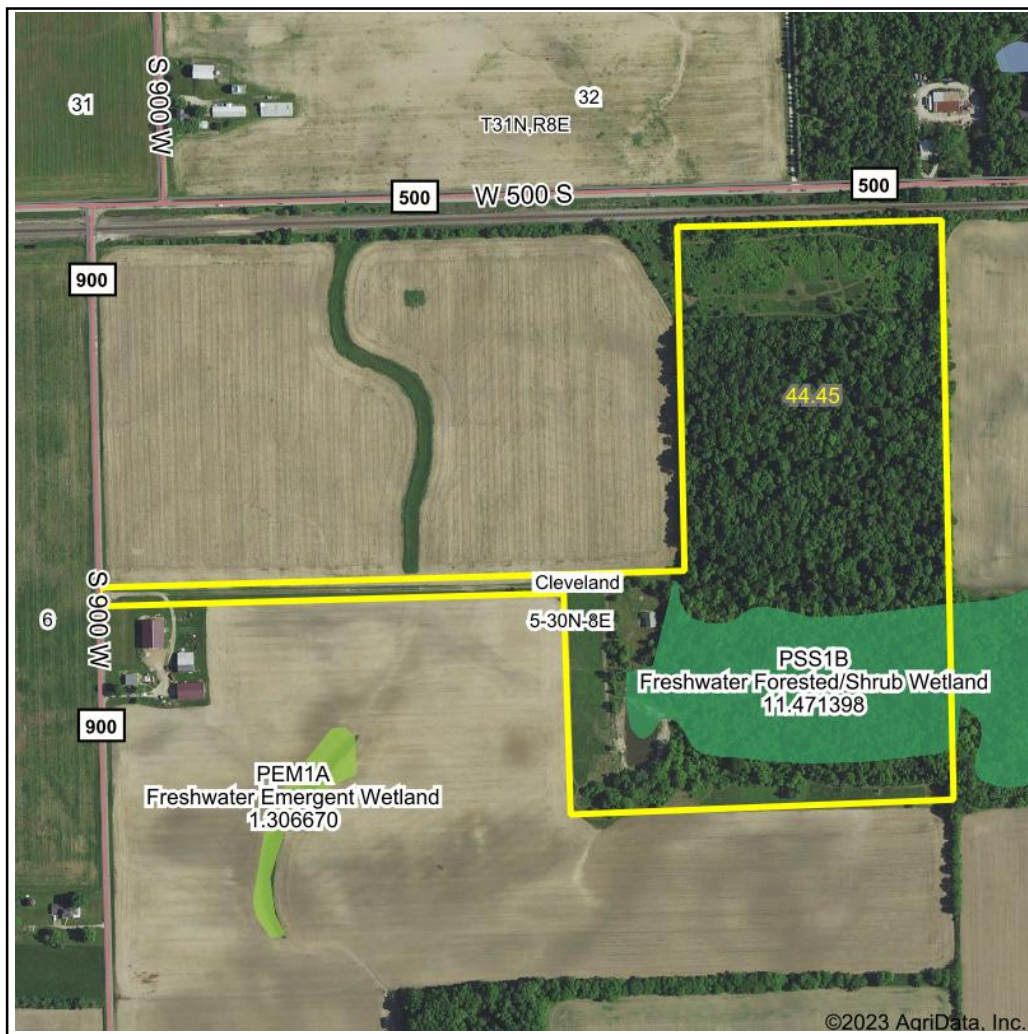
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5-30N-8E
Whitley County
Indiana



6/20/2023

WETLANDS MAP



State: **Indiana**
 Location: **5-30N-8E**
 County: **Whitley**
 Township: **Cleveland**
 Date: **6/20/2023**

SCHRADER
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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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0ft 675ft 1349ft

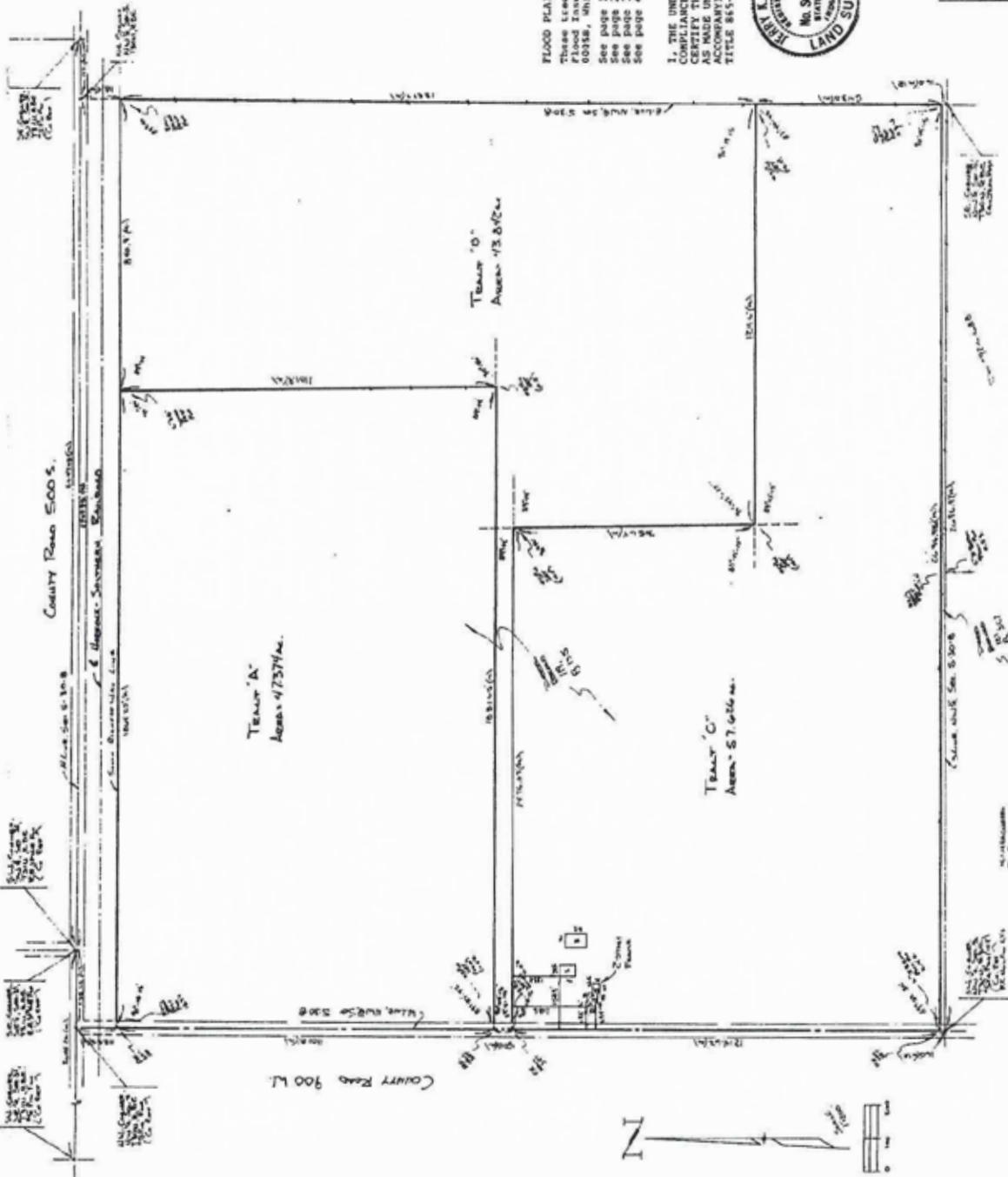
Classification Code	Type	Acres
PSS1B	Freshwater Forested/Shrub Wetland	10.17
	Total Acres	10.17

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

SURVEY

SURVEY

RECEIVED FOR RECORD
97 DEC 19 AM 11:26
COUNTY RECORDER
97-12-152



FLOOD PLAIN NOTE:
These tracts are not in a flood plain (in Zone 2) as defined by Flood Insurance Rate Map dated 04-01-88, Community No. 100298-00188, Whitley County, Indiana.
See page 1 of 5 for Legal Description for Tract "A".
See page 2 of 5 for Legal Description for Tract "B".
See page 3 of 5 for Legal Description for Tract "C".
See page 4 of 5 for Surveyor's Report.

CERTIFICATE OF SURVEY
I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF INDIANA, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY COMPLIES WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS SURVEY AND ACCOMPANYING REPORT HAS BEEN COMPLETED IN ACCORDANCE WITH TITLE 865-IAC 1-12 AND ALL OTHER APPLICABLE THEREOF.



This is the Master of Quality of Survey, 5, 10, 15, 20, 25, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 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DATE: 12-15-97 DRAWN BY: JKL SCALE: 1"=400'
For Bowles, Brian I. or Bowles, Brian I. 1211 Van Buren Street, Cassin, IN 46725		
Survey No. 110-146		

COUNTY TAX INFORMATION

92-08-05-000-401.000-001				5233 S 900 W				199, Other Agricultural Use				CLEVELAND AG & RURAL			
General Information				Ownership				Transfer of Ownership				Notes			
Parcel Number 92-08-05-000-401.000-001				Roebel, William F				Date 12/04/2013				Doc ID 201320055			
Local Parcel Number 010-020-00006600				3216 La Balme Tr Fort Wayne, IN 46804				Roebel, William F				WD			
Tax ID:				Legal				Bowers, Larry E				WD			
Routing Number 5				NMI4 EX S 16FT EX 47 37/4A EX 57 626A MR 98-1-544 41 915A S5 T30 R8 43.842A				REMOVE LINDA				WD			
Property Class 199 Other Agricultural Use				Legal				ADD WILDLIFE HABIT				WD			
Year: 2023				2023				2022				2021			
County Whitley				WIP				AA				AA			
Township CLEVELAND TOWNSHIP				02/26/2023				04/10/2023				04/14/2021			
District 001 (Local 010) CLEVELAND TOWNSHIP				Indiana Cost Mod				Indiana Cost Mod				Indiana Cost Mod			
School Corp 4455 WHITKO COMMUNITY				1.0000				1.0000				1.0000			
Neighborhood 920110-001 CLEVELAND AG & RURAL				Notice Required				<input type="checkbox"/>				<input type="checkbox"/>			
Section/Plat 5				Land				\$5,600				\$3,900			
Location Address (1) 5233 S 900 W				Land Res (1)				\$0				\$0			
South Whitley, IN 46787				\$5,600				\$5,600				\$3,900			
Zoning				Land Non Res (2)				\$0				\$0			
Subdivision				\$0				\$0				\$0			
Lot				Improvement				\$17,700				\$15,500			
Market Model N/A				Imp Res (1)				\$0				\$0			
Characteristics				\$0				\$0				\$0			

COUNTY TAX INFORMATION

92-08-05-000-401.000-001	Roebel, William F	5233 S 900 W	Supplemental Land Page										CLEVELAND AG & RURAL	2/4
Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')														
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value		
4	A	PW	0	0.1430	1.11	\$1,900	\$2,109	\$302	0%	0%	0%	1.0000	\$300	
4	A	BMB2	0	0.9180	0.85	\$1,900	\$1,615	\$1,483	0%	0%	0%	1.0000	\$1,480	
6	A	KAA	0	0.1780	0.72	\$1,900	\$1,368	\$244	-80%	0%	0%	1.0000	\$50	
71	A	RCB	0	0.0730	0.94	\$1,900	\$1,786	\$130	-40%	0%	0%	1.0000	\$80	
82	A	AE	0	0.0350	0.85	\$1,900	\$1,615	\$57	-100%	0%	0%	1.0000	\$00	

COUNTY TAX INFORMATION

[illegible]

PRELIMINARY TITLE

PRELIMINARY TITLE

Schedule A

1. Effective Date: September 18, 2023 8:00 A.M.

2. Policy or Policies to be issued: Amount

a. 11/16 Owner's Policy: \$ to be determined

Proposed Insured: to be determined

b. _____ Loan Policy: \$ _____

Proposed Insured:

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 Effective Date vested in:

William F. Roebel, Trustee of the William F. Roebel Amended and Restated Revocable Trust dated November 18, 2021, as shown on Instrument #2022010267, in the Office of the Whitley County Recorder.

5. The land referred to in this Commitment is described as follows:

(SEE FULL DESCRIPTION ATTACHED)

Property Address: 5233 S 900 West, South Whitley IN 46787
Tax Key Number: 92-08-05-000-401.000-001

PRELIMINARY TITLE

Schedule A Continued

File Number

Policy Number

Part of the Northwest Quarter of Section 5, Township 30 North, Range 8 East, Whitley County, Indiana, more particularly described as follows, to wit:

Commencing at an iron pin found at the Northwest corner of said Northwest Quarter; thence South, on and along the West line of said Northwest Quarter, a distance of 1220.35 feet to a P.K. nail at the true point of beginning; thence South, on and along said West line, being within the right-of-way of County Road 900W, a distance of 50.0 feet to a P.K. nail; thence Easterly, by an interior angle of $89^{\circ}-51'-45''$, parallel to the South right-of-way line of the Norfolk and Southern Railroad, a distance of 1476.07 feet to an iron pin; thence Southerly, by a deflection angle right of $89^{\circ}-14'$, a distance of 705.67 feet to an iron pin; thence Easterly, by a deflection angle left of $89^{\circ}-13'-15''$, parallel to the South line of said Northwest Quarter, a distance of 1211.6 feet to an iron pin on the East line of said Northwest Quarter; thence Northerly, by an interior angle of $90^{\circ}-19'-15''$, on and along said East line, a distance of 1857.7 feet to a rail post found at the point of intersection with the South right-of-way line of said Norfolk and Southern Railroad, said point of intersection being situated 118.4 feet South of the Northeast corner of said Northwest Quarter; thence Westerly, by an interior angle of $89^{\circ}-40'$, on and along said South right-of-way line, a distance of 840.9 feet to a wood post found, said wood post being situated 1864.25 feet East of the West line of said Northwest Quarter; thence Southerly, by an interior angle of $89^{\circ}-14'$, a distance of 1101.9 feet to an iron pin; thence Westerly, by a deflection angle right of $90^{\circ}-46'$, parallel to the South right-of-way line of said Norfolk and Southern Railroad, a distance of 1881.65 feet to the true point of beginning, containing 43.842 acres of land, more or less, subject to legal right-of-way for County Road 900W, subject to all legal drain easements and all other easements of record.

PRELIMINARY TITLE

Schedule B-1 COMMITMENT

Requirements:

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (e) Trustee's Deed to Owner's Policy Proposed Insured.

PRELIMINARY TITLE

Schedule B-II COMMITMENT

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
5. Taxes payable in the name of William F. Roebel.
Tax Key Number: 92-08-05-000-401.000-001
Tax Description: NW4 EX S 16 ~~FF~~ EX 47.374A EX 57.626A MR 98-1-544 41.915A 5-30-8 43.842A
Valuations: Land - \$4500; Improvements - \$19200; Exemptions - none.
Taxes for 2022 payable 2023: \$193.26 due May 10 was paid April 26; \$193.26 due November 10.
Taxes for the year 2023, a lien for an amount not yet due or payable.
Possible future assessments on Ditch #144-000A.
6. Possible easements for drainage ditches and tile drains.
7. Easements, or claims of easements, not shown by the public records.
8. Subject to legal right of way for County Road 900W.
9. 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.
10. Easement in favor of Whitley County Rural Electric Membership Corporation, dated September 18, 1944 and recorded March 10, 1947 in Miscellaneous Record Z, page 119.
11. Application for Classification of Land as Wildlife Habitat, dated December 21, 1997 and recorded January 7, 1998 as Instrument #98-1-71, re-recorded January 29, 1998 as Instrument #98-1-544, in the Office of the Whitley County Recorder.
12. Survey recorded December 19, 1997 as Instrument #97-12-458, in the Office of the Whitley County Recorder.
13. Existing fences are as shown on survey certified November 3, 1997 by Jerry K. Walker, Registered Surveyor.
14. We have made judgment searches vs: William F. Roebel; and found none.

C O N T I N U E D

PRELIMINARY TITLE

Schedule B-II Continued

File Number

Policy Number

NOTE: All recording references are to the Whitley County, Indiana, Recorder's Office.

NOTE: No search has been made for: notices of underground facilities; impact fee; utility bills and association dues.

NOTE: IC 27-7-3-22, Effective July 1, 2013, in a residential real estate transaction where a title policy is issued and the issuing title insurance company will also act as a settlement or closing agent, the company shall issue a closing protection letter to the lender, borrower, buyer and seller of the property. The cost of said letter is: Lender \$25.00; Borrower \$25.00; Buyer \$25.00 and Seller \$25.00. This coverage is required by statute.

NOTE: Effective July 1, 2021 the County Auditor will collect a \$20.00 fee for each deed filed and an additional \$10.00 for per parcel. IC 6-1.1-5.5-4

NOTE: Zoning issues/questions should be directed to the Whitley County Planning and Building Department as the title company does not guarantee Zoning.

PRELIMINARY TITLE

Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment. This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Continued on back page

Issued through the Office of
Gates Land Title Corp.
232 W Van Buren St Ste 106
Columbia City IN 46725
260 244 5127


Authorized Signatory **Thomas J. Pugh**

ORT Form 4306
ALTA Commitment for Title Insurance 6/06

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 373-1111

By  President

Attest  Secretary

MISC Z PAGE 119

119

#936 O. B. Walgamuth to Whitley County R.E.M.C.
Filed March 10, 1947 at 9:00 A.M.

Twp. 30 Range 8
Sec. 5 Map No. 4

EASEMENT

STATE OF INDIANA, COUNTY OF WHITLEY, SS:

KNOW ALL MEN BY THESE PRESENTS, That I O. B. Walgamuth unmarried, of the aforesaid county and state, grantor, in consideration of its undertaking to construct and operate a system to distribute electricity to rural residents of said county and other valuable consideration, the receipt of which is hereby acknowledged, to hereby grant unto the Whitley County Rural Electric Membership Corporation, grantee, its successors and assigns, the right and easement to enter upon the lands hereinafter mentioned, to-wit:

hereby acknowledged, to hereby grant unto the Whitley County Rural Electric Membership Corporation, grantee, its successors and assigns, the right and easement to enter upon the lands hereinafter mentioned, to-wit:

A tract of about 160 acres situate in the quarter of the quarter of Sec. 5 in Twp. 30, in Range 8, in Whitley County, Indiana, about 2 miles from the town of So. Whitley, and lying between the farm of on the and the farm of on the and to place, construct, operate, repair, maintain, relocate and replace thereon, and in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, or any part thereof, and to cut and trim trees and shrubbery to the extent necessary to keep the said electric line or system free and clear therefrom, and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall and near enough to strike the wires if such trees should fall.

In granting this easement, it is understood that at pole locations, only a single pole and appurtenances will be used, and that the location of the poles will be such as to form the least possible interference to farm operations, as long as it does not materially increase the cost of construction.

The undersigned covenant that they are the owners of the lands on which this easement is granted and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

The aforesaid easement includes the right at any time to enter upon the said land, with the necessary tools and equipment, to do the acts mentioned.

Reservation of the full use and enjoyment of said land insofar as it shall not interfere with the easements hereby granted is hereby expressly made.

In Witness Whereof this easement is signed as of the 18th day of Sept., 1944.

Orlo B. Walgamuth, So. Whitley, Ind.
R. R. 2

STATE OF INDIANA, COUNTY OF WHITLEY, SS:

Before me, the undersigned notary public in and for said county and state on the 18th day of Sept., 1944, personally appeared Orlo B. Walgamuth and duly acknowledged the execution of foregoing easement.

Dorothy Reed (N. P. Seal)

My Commission expires: 12-30-44.

Asa J. White, Recorder

#947 C. E. Lillich
Filed March 10, 1947

AFFIDAVIT

State of Indiana, Whitley County, SS:

An Affidavit in support of title to the following real estate in Whitley County, State of Indiana, to-wit:

The North half of the Southwest quarter of Section 10, Township 30 North, Range 10 East, containing 80 acres, more or less.

PRELIMINARY TITLE



APPLICATION FOR CLASSIFICATION/301N State Form 3416192

Return to: DEPARTMENT OF NATURAL RESOURCES
CLASSIFIED WILDLIFE HABITAT PROGRAM

WILDLIFE MANAGEMENT - REGION 2

R.R. 6 BOX 344
PERU, IN 46970

RECEIVED FOR RECORD

98 JAN -7 AM 9:41

CONNIE N. TEGHTMEYER
WHITLEY COUNTY RECORDER

98-1-71

APPLICATION BEING
RE-RECORDED TO ADD
LINDA A. BOWERS
NAME TO PAPERWORK

Date: December 22, 1997

APPLICATION FOR THE CLASSIFICATION OF LAND AS WILDLIFE HABITAT

I, Larry Bowers & Linda A. Bowers

do hereby make application to have classified as Wildlife

Habitat Land, subject to the provisions of an Act approved March 23, 1979, entitled "An Act to amend IC 6-1.1 by adding a new chapter concerning property taxation of wildlife habitats", the following described land, of which I am owner, to-wit:

LEGAL DESCRIPTION

~~Part of the Northwest Quarter of Section 5, Township 30 North, Range 8 East,~~
Whitley County, Indiana, more particularly described as follows, to wit:

Commencing at the Northeast corner of the Northwest Quarter of said Section 5; thence Southerly, on and along the East line of said Northwest Quarter, a distance of 118.4 feet to the point of intersection with the South right-of-way line of the Norfolk and Southern Railroad, said point of intersection being the true point of beginning; thence continuing Southerly, on and along said East line, a distance of 1857.7 feet; thence Westerly, by an interior angle of 90°-19'-15", parallel to the South line of said Northwest Quarter, a distance of 1211.6 feet; thence Northerly, by an interior angle of 90°-46'-45", a distance of 730.67 feet; thence Easterly, by an interior angle of 89°-14', parallel to the South right-of-way line of said Norfolk and Southern Railroad, a distance of 406.36 feet; thence Northerly, by a deflection angle left of 90°-46', a distance of 1126.9 feet to the South right-of-way line of said Norfolk and Southern Railroad; thence Easterly, by an interior angle of 89°-14', on and along said South right-of-way line, a distance of 840.9 feet to the true point of beginning, containing 41.915 acres of land, more or less, subject to all easements of record.

RECEIVED FOR RECORD

98 JAN 29 AM 8:34

CONNIE N. TEGHTMEYER
WHITLEY COUNTY RECORDER

98-1-544

Street Address of Owner
701 N State

Township where owner resides
Whitley

County where land is being recorded
Whitley

City, Town, or Village
South Whitley IN 46787

Phone No. 219
723-5445

Applicant's Signature

Larry E. Bowers & Linda A. Bowers

PRELIMINARY TITLE



SURVEYOR'S REPORT/303N

State Form 34163/3

Return to: DEPARTMENT OF NATURAL RESOURCES
CLASSIFIED WILDLIFE HABITAT PROGRAM

WILDLIFE MANAGEMENT - REGION 2
R.R. 6 BOX 344
PERU, IN 46870

Page 1 of 2 Pages

Date
December 22, 1997

STATE OF INDIANA

COUNTY OF Whitley

I, Jerry K. Walker, a registered Land Surveyor in the State of Indiana

do hereby certify that the annexed is a true plat and correct description of land owned by Larry Bowers

that is mentioned in the application to the Director of the Division of Fish and Wildlife, State of Indiana, to be classified as Wildlife

habitats under the provisions of an Act approved March 23, 1978, as determined from an ☐ actual survey or ☒ aerial photograph
(check one box)

of said premises by me on December 21, 19 97, at the request of said owner.

Street Address of Owner

701 N State Street

City, State, Zip

South Whitley IN 46787

Phone No. 219

723-5445

Registered Land Surveyor's Signature

*Note: A person who wishes to have a parcel of land classified as a wildlife habitat must have a description of the parcel prepared by a registered land surveyor. The surveyor shall identify the parcel by section, township, range and county. He shall prepare a complete scale plat in reference to an established survey corner and compute the acreage of the parcel to the nearest tenth of an acre.

PHOTOS

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

