

REAL ESTATE AUCTION

143[±] acres



ONLINE BIDDING
AVAILABLE

OFFERED IN 7 TRACTS

*5.5 miles west of Columbia City
on Lincoln Way Road*

INFORMATION BOOKLET

- 3 Bedroom Ranch Home with Outbuildings
- 113 Acres Tillable
- Several Potential Building Sites
- Excellent Hunting Tract

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

WEDNESDAY, MARCH 14 • 6:00 PM

Auction held at Northern Heights Elementary School

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: JOANN KEMERY ESTATE

Auction Company: Schrader Real Estate and Auction Company, Inc.

REAL ESTATE AUCTION TERMS & PROCEDURES

PROCEDURE: The property will be offered in seven (7) individual tracts, any combination of two (2) or more tracts and as one (1) entire tract at the date and time noted in this brochure. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneers. Bids on tracts, tract combinations, and entire tract may compete.

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 final bid price is subject to the Seller's acceptance or rejection. The successful bidder will be required to sign a Purchase Agreement at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior

to auction. Seller agrees to furnish Buyer, at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing, which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. The closing on Tract 4 is subject to approval of the Whitley County Planning Commission at the February 21st meeting. Costs for an administered closing shall be shared 50:50 between Buyer and Seller. All lender costs shall be paid by the Buyer.

POSSESSION: Possession of the land and home is at closing. However, possession of the land can be obtained prior to closing with an additional 10% down payment.

REAL ESTATE TAXES: Seller shall pay all 2017 real estate taxes due and payable in 2018. Buyer shall assume any taxes thereafter. Buyer shall pay all other assessments including drainage assessments, if any, that are last payable without a penalty after the date of closing.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

SURVEY: It is expected that the property will be conveyed using existing legal description(s). A new perimeter survey of the auction property will not be provided unless a new perimeter survey is required in order to record the conveyance or unless otherwise deemed necessary or appropriate in Seller's sole discretion. If a new perimeter survey of the property is provided, the survey costs shall be shared equally (50:50) between Buyer and Seller and the purchase price shall be adjusted proportionately to reflect the difference, if any, between the advertised acres and surveyed acres.

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.

EASEMENTS: Subject to any and all existing easements.

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.

For Information call Auction Manager:

Gene Klingaman 260-244-7606



SCHRADER REAL ESTATE AND AUCTION CO., INC.

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

260-244-7606 or 800-451-2709 • www.SchraderAuction.com

BOOKLET INDEX

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- **TITLE WORK / TAXES**
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REGISTRATION FORMS

- (1) Pre-Registration for Attending Bidders (Optional)**
- (2) Online bidding for Non-Attending Bidders (Required)**

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, MARCH 14, 2018

134 ACRES – COLUMBIA CITY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Fax # 260-244-4431, no later than Wednesday, March 7, 2018.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

**Online Auction Bidder Registration
134± Acres • Columbia City, Indiana
Wednesday, March 14, 2018**

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

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

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

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, March 14, 2018 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

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

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

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, March 7, 2018**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

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

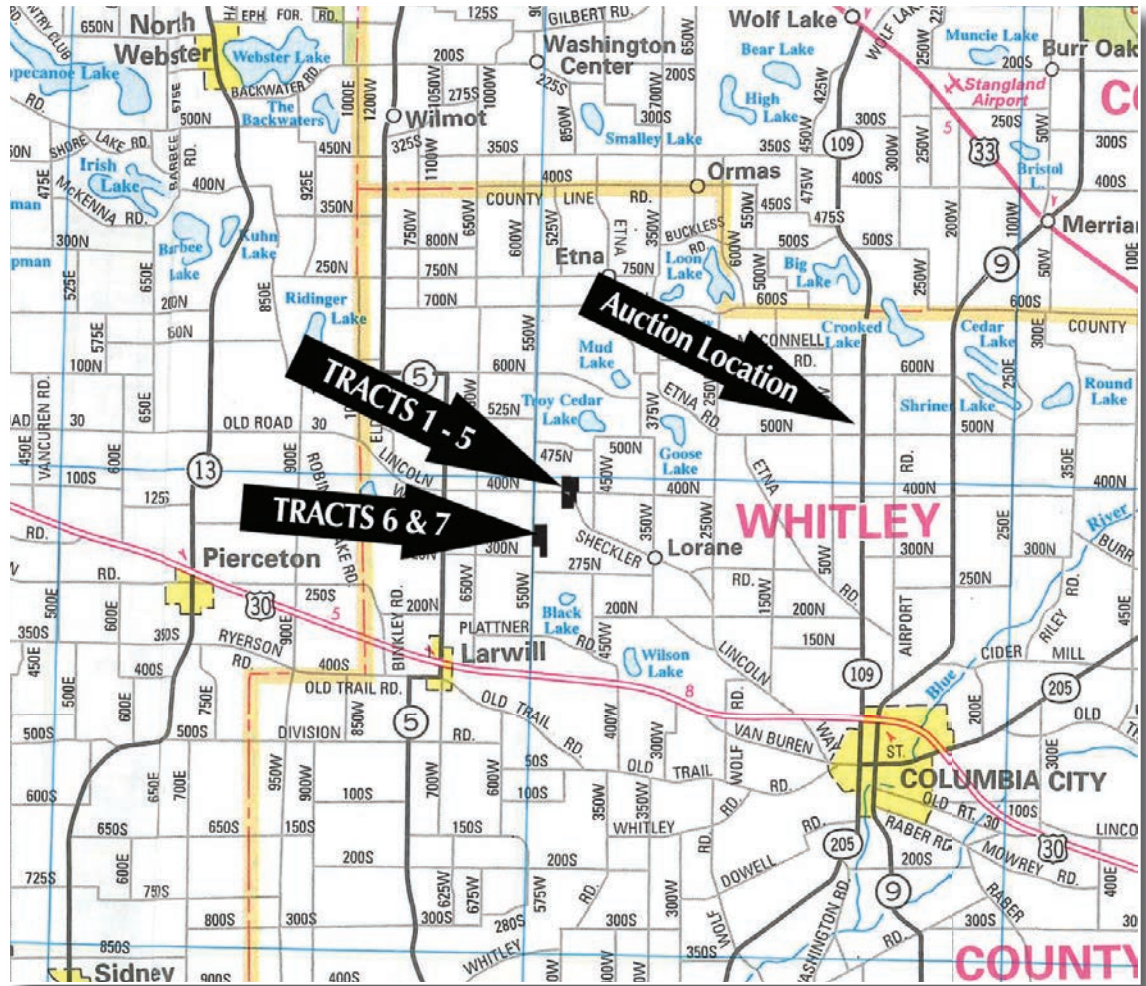
E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



MAPS

LOCATION MAP



AUCTION LOCATION:

Northern Heights Elementary School, 5209 N. State Rd. 109, Columbia City, IN.

PROPERTY LOCATION:

5.5 miles west of the intersection of Lincoln Way and US Hwy 30 on both sides of Lincoln Way. Tracts 6 & 7 are located on County Road 550 W, 1/2 mile south of Lincoln Way.

TRACT DESCRIPTIONS:

TRACT #1: 2.5 acres with custom built 1-story 1532 sq. ft. ranch home with vinyl siding & metal roof. This home features 3 bedrooms, kitchen, 1-1/2 baths, dining/living room combination, hardwood floors, full basement plus an attached garage. Other improvements include 1530 sq. ft. barn with 1020 sq. ft. lean to, 1800 sq. ft. open sided building + drive-through corn crib. **4960 W 400 N, Columbia City, IN.**

TRACT #2: 35 acres of productive tillable farmland. This tract is all tillable except road frontage on County Road 400 N. Miami Sandy Loam is the predominate soil type on this tract.

TRACT #3: 7.5 acres SWING TRACT. This tract must be purchased by joining neighbor or in combination with Tract #2.

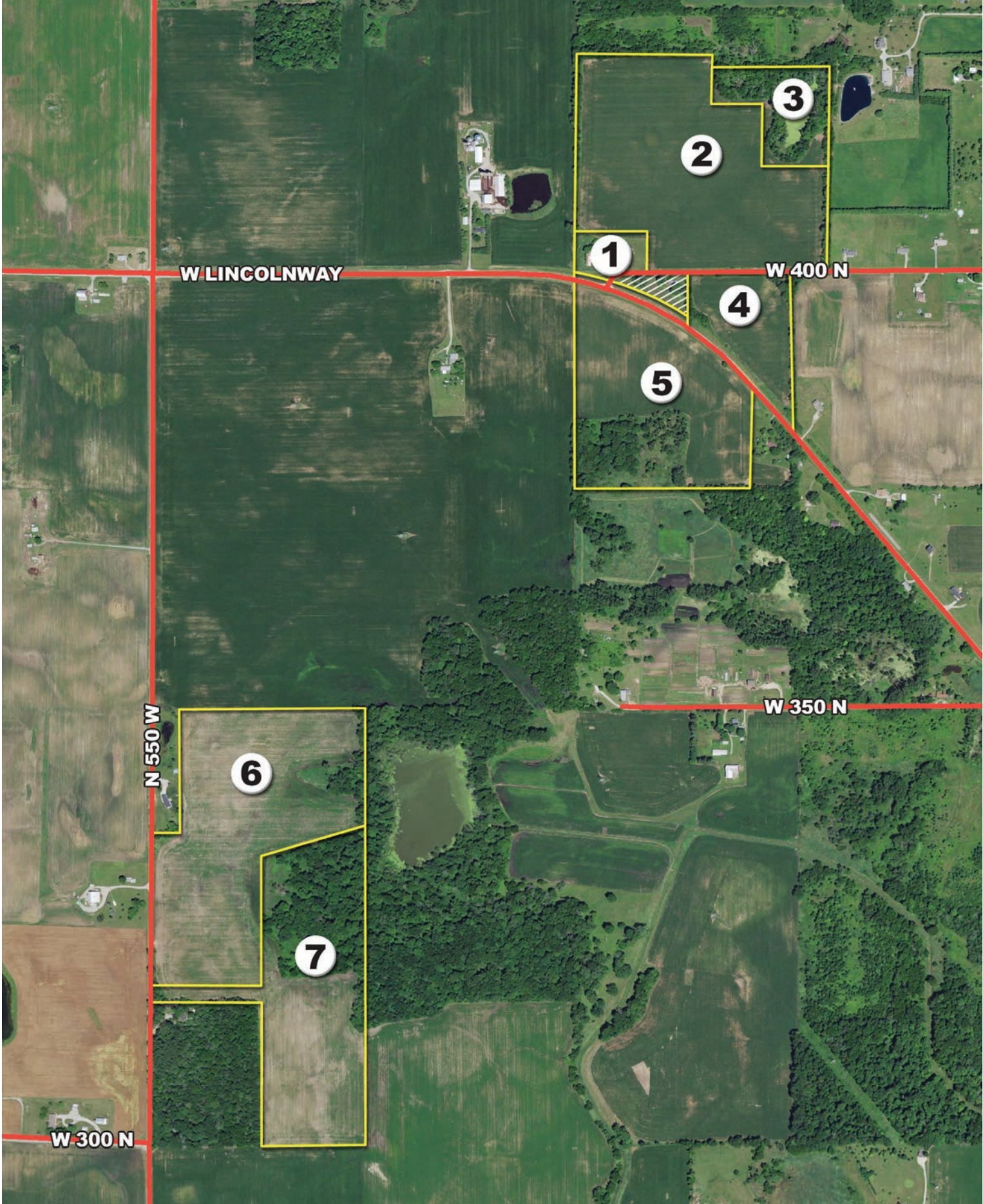
TRACT #4: 9 acres with frontage on County Road 400 W and Lincoln Way Road. Investigate the possibility of this tract as a possible future rural estate building site.

TRACT #5: 26 acres with approximately 18 acres of productive tillable land. Easy access from Lincoln Way Rd. The two predominate soil types are Miami Sandy Loam and Mermill Loam on the 18 acres of productive tillable land. The balance of the acreage is mixed hardwood trees.

TRACT #6: 34.5 acres of productive tillable farmland. The 3 predominate soil types on this tract are Miami Clay Loam, Riddles Sandy Loam, and Brookston Loam. Easy access from County Road 550 West.

TRACT #7: 28 acres with approximately 18 acres of tillable farmland and approximately 10 acres of woodland. Investigate the potential of this tract as a hunting recreational tract and also as a secluded building site. This tract has multiple uses be prepared to bid your price. Combine tracts 6 and 7 for 50 acres of productive tillable farmland.

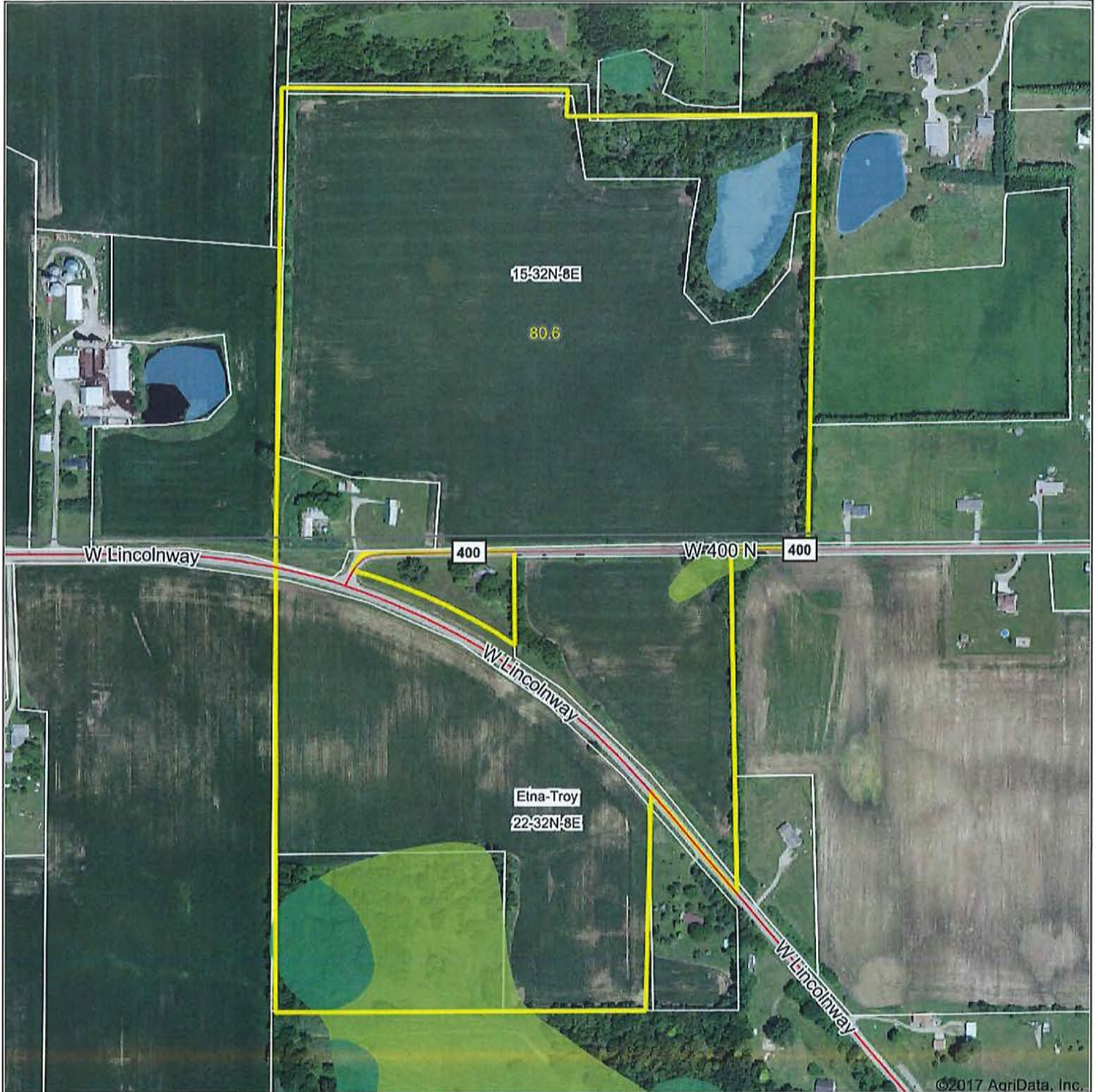
TRACT MAP



TRACT MAP - Tracts 1 - 5



ARIAL MAP - Tracts 1 - 5

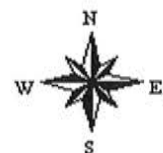


map center: 41° 13' 15.56, -85° 35' 2.62

0ft 446ft 892ft

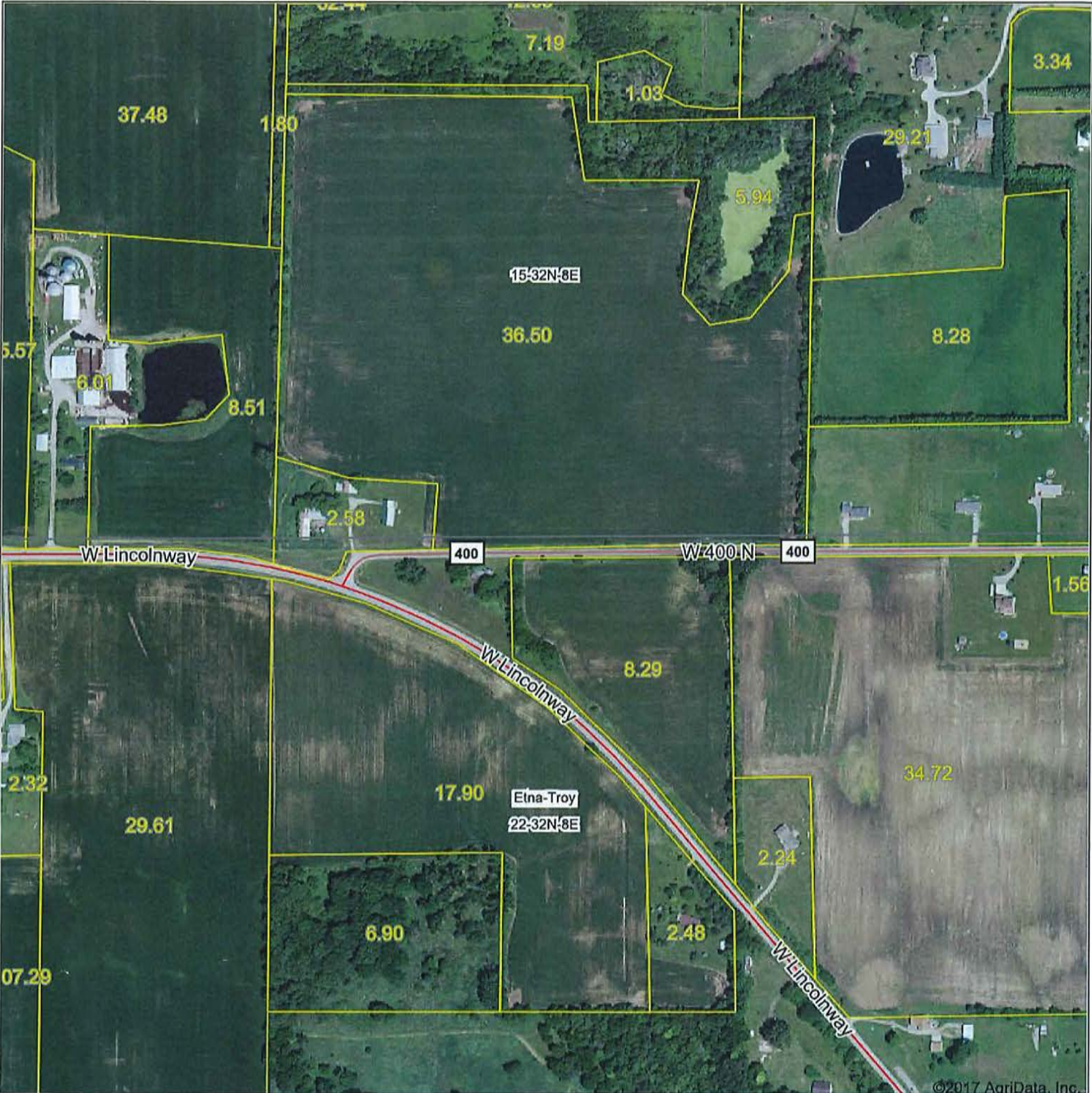


22-32N-8E
Whitley County
Indiana



1/8/2018

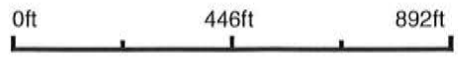
ARIAL MAP - Tracts 1 - 5



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map center: 41° 13' 15.56, -85° 35' 2.62



22-32N-8E
Whitley County
Indiana



1/8/2018

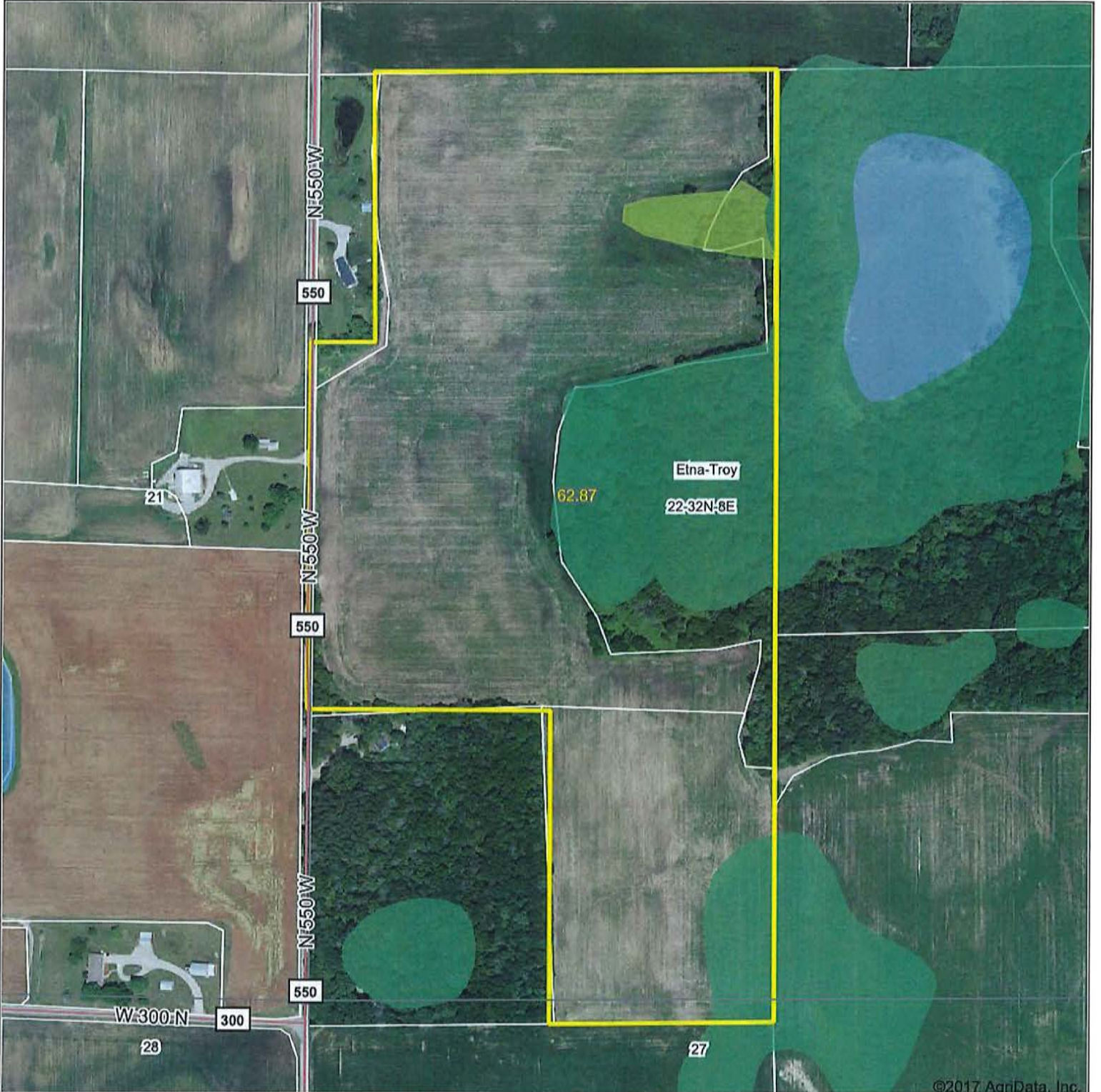


Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT MAP - Tracts 6 & 7



ARIAL MAP - Tracts 6 & 7



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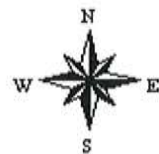


map center: 41° 12' 36.58, -85° 35' 38.69

0ft 433ft 866ft



22-32N-8E
Whitley County
Indiana



1/8/2018

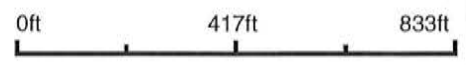
ARIAL MAP - Tracts 6 & 7



©2017 AgriData, Inc.



map center: 41° 12' 36.38, -85° 35' 38.69



22-32N-8E
Whitley County
Indiana



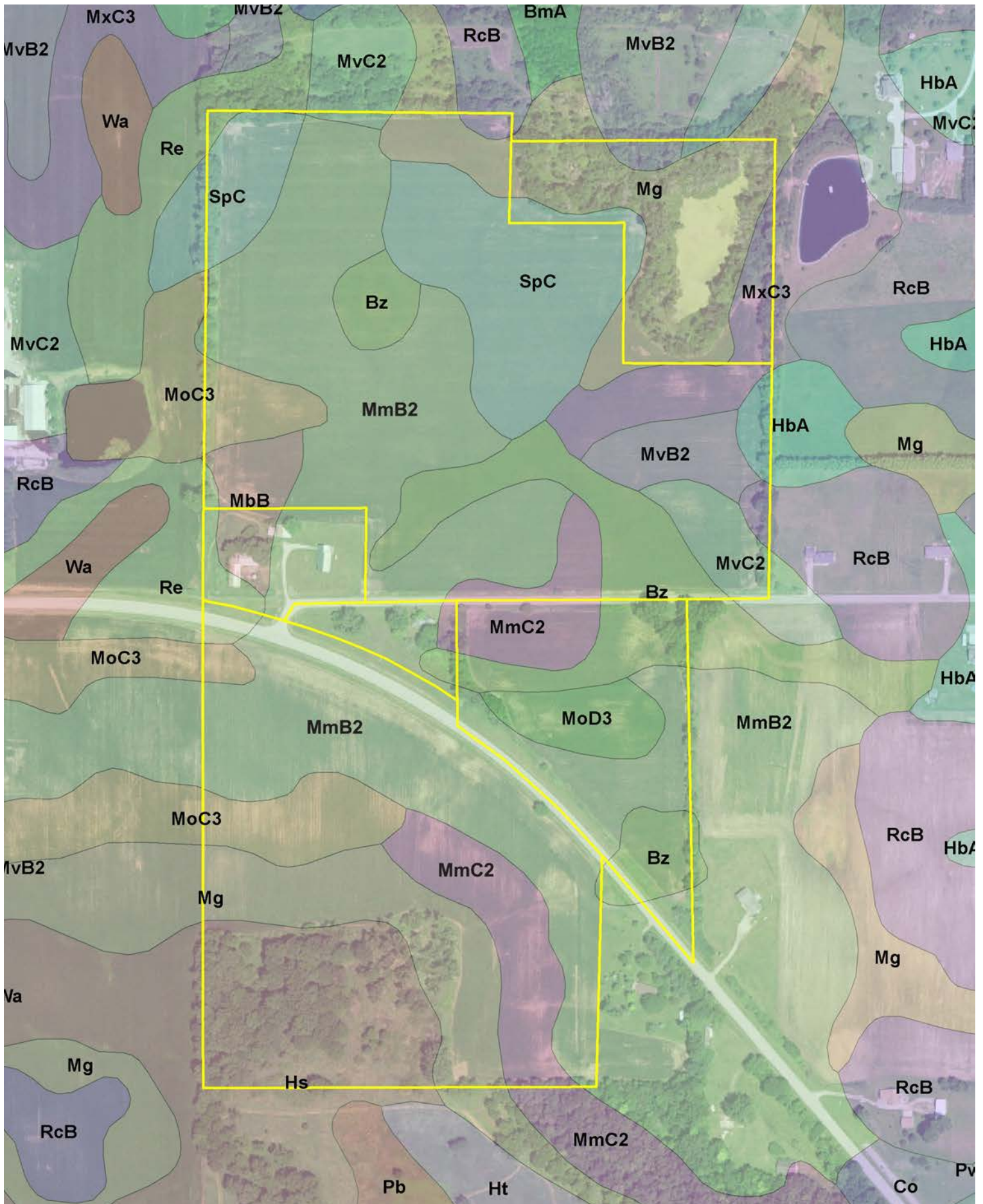
1/8/2018

Maps Provided By:

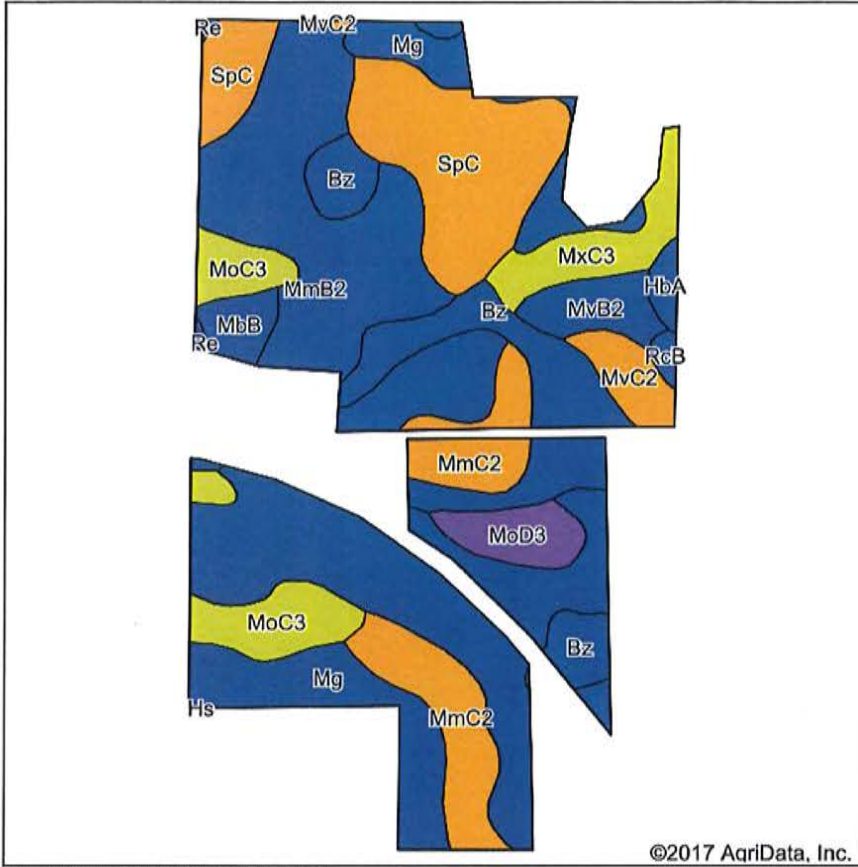
 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP - Tracts 1 - 5

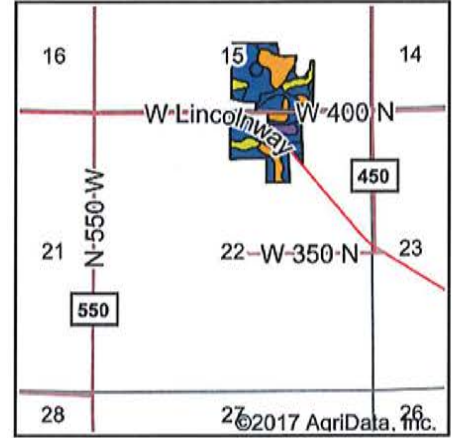


SOILS MAP - Tracts 2, 4, & 5



©2017 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Whitley**
 Location: **22-32N-8E**
 Township: **Etna-Troy**
 Acres: **62.69**
 Date: **1/8/2018**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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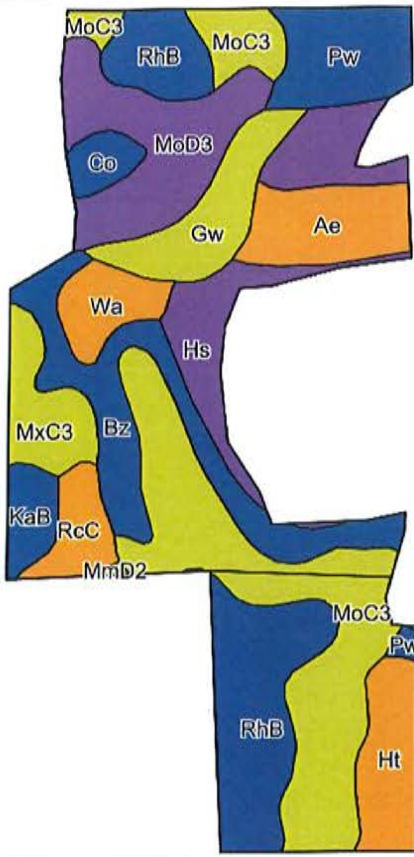


Area Symbol: IN183, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Corn silage	Grass legume pasture	
MmB2	Miami sandy loam, 2 to 6 percent slopes, eroded	23.17	37.0%		Ile		5	122	8	42	55	6		
SpC	Spinks sand, 6 to 15 percent slopes	8.29	13.2%		IIle	III	3	85	6	30	43			
Bz	Brookston loam	6.94	11.1%		IIw		6	172	12	49	70			
Mg	Merrill loam	6.13	9.8%		IIw		6	170	11	49	68	23		
MmC2	Miami sandy loam, 6 to 12 percent slopes, eroded	5.47	8.7%		IIle		4	125	8	44	56	18		
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	3.62	5.8%		IVe		4	121	8	41	54			
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	2.39	3.8%		IVe		4	105		37	47	15	7	
MoD3	Miami clay loam, Saginaw lobe, 12 to 18 percent slopes, severely eroded	1.66	2.6%		VIe		4	110		39	51	16	7	
MvB2	Morley loam, 3 to 6 percent slopes, eroded	1.63	2.6%		Ile		4	119	8	42	53	17		
MvC2	Morley loam, 6 to 12 percent slopes, eroded	1.38	2.2%		IIle		4	115	8	40	52	18		
MbB	Martinsville loam, 1 to 6 percent slopes	1.00	1.6%		Ile		5	131	9	46	66	19		
HbA	Haskins loam, 0 to 3 percent slopes	0.46	0.7%		IIw		5	140	9	46	63	20		
RcB	Rawson sandy loam, 2 to 6 percent slopes	0.39	0.6%		Ile		5	126	8	44	57	18		
Re	Rensselaer loam	0.16	0.3%		IIw		6	172	12	48	69			
Weighted Average								4.7	126.8	8	41.8	56.1	8.4	0.5

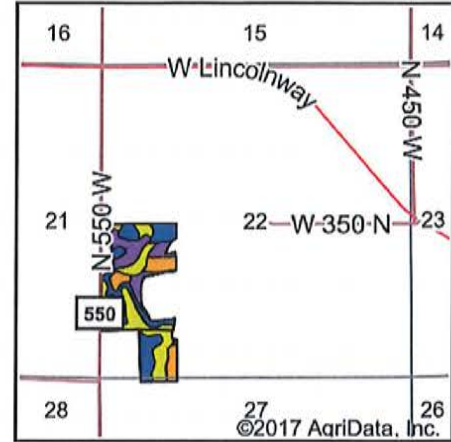
Soils data provided by USDA and NRCS.

SOILS MAP - Tracts 6 & 7



©2017 AgriData, Inc.

Soils data provided by USDA and NRCS.



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State: **Indiana**
 County: **Whitley**
 Location: **22-32N-8E**
 Township: **Etna-Troy**
 Acres: **50.01**
 Date: **1/8/2018**

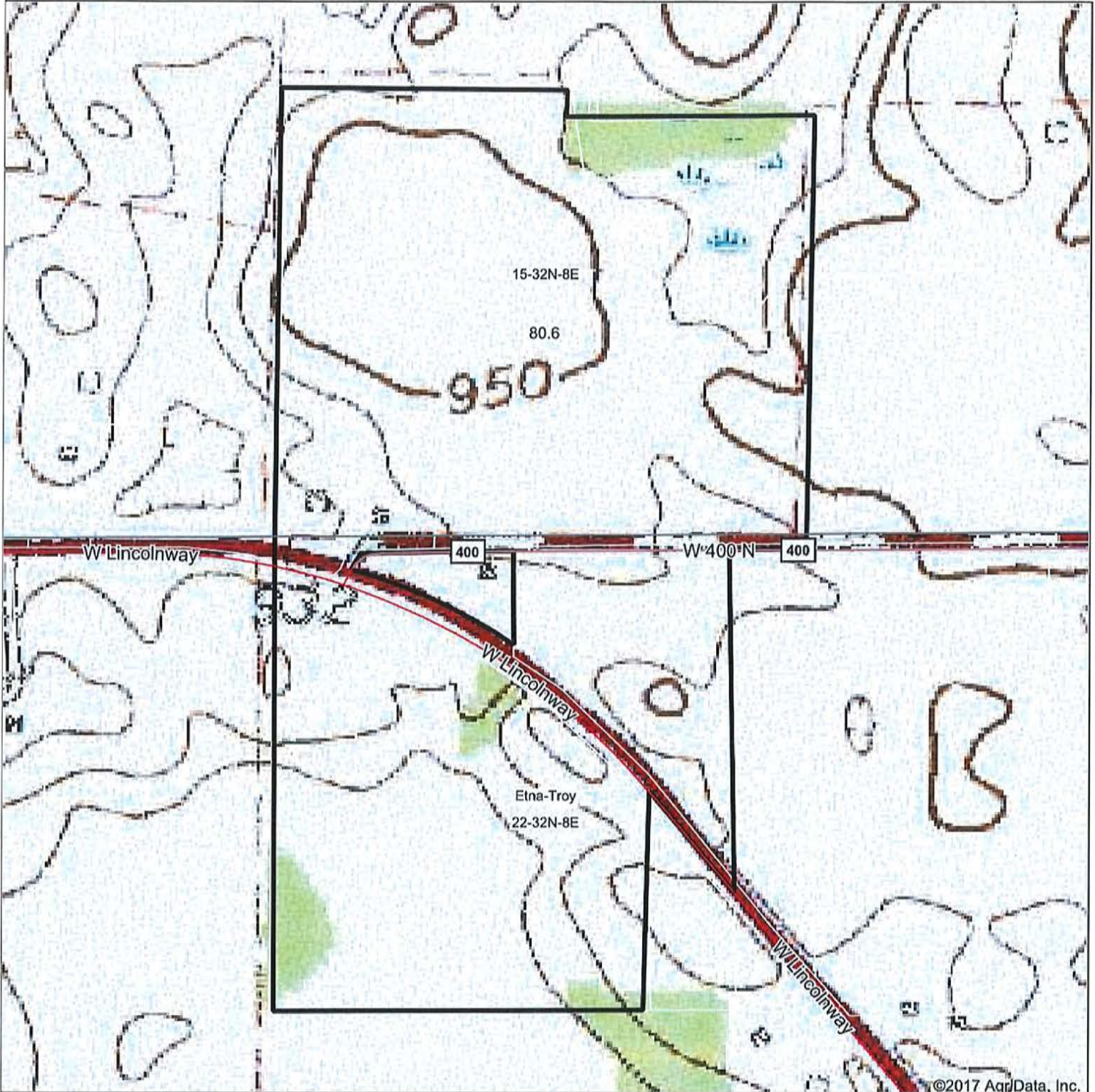


Area Symbol: IN183, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	Corn silage	Oats	Alfalfa hay	Grass legume pasture
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	10.92	21.8%		IVe		121	4	8	41	54				
RhB	Riddles sandy loam, 1 to 6 percent slopes	6.64	13.3%		Ile		126	5	8	44	63	17			
Bz	Brookston loam	5.17	10.3%		IIw		172	6	12	49	70				
MoD3	Miami clay loam, Saginaw lobe, 12 to 18 percent slopes, severely eroded	4.91	9.8%		VIe		110	4		39	51	16			7
Hs	Houghton muck, disintegration moraine, 0 to 2 percent slopes	4.32	8.6%		Vw										
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	3.04	6.1%		IIw		157	5		47	64				11
Gw	Granby loamy sand	2.82	5.6%		IVw		135	5	9	28	54	20			
Ae	Adrian muck, drained	2.78	5.6%		IIIw		145	5	10	38	58				
Ht	Houghton muck, drained	2.40	4.8%		IIIw		159	5	11	42	64				
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	2.08	4.2%		IVe		105	4		37	47	15			7
Wa	Walkkill silty clay loam	1.60	3.2%		IIIw		165	5	11	49	66	23			
RcC	Rawson sandy loam, 6 to 12 percent slopes	1.42	2.8%		IIIe		130	4	9	46	59	20			
KaB	Kalamazoo sandy loam, 2 to 6 percent slopes	1.09	2.2%		Ile	II	117	4	8	41	59	16			
Co	Coesse silty clay loam	0.82	1.6%		IIw		150	5	10	44	60	22			
Weighted Average							122.9	4.3	6.6	38.3	53.6	7.6	*-	*-	1.6

Soils data provided by USDA and NRCS.

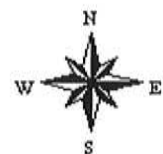
TOPOGRAPHY MAP - Tracts 1 - 5



map center: 41° 13' 15.56, -85° 35' 2.62



22-32N-8E
Whitley County
Indiana



1/8/2018

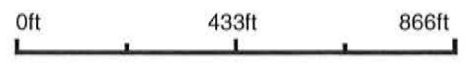
TOPOGRAPHY MAP - Tracts 6 & 7



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map center: 41° 12' 36.58, -85° 35' 38.69



22-32N-8E
Whitley County
Indiana



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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1/8/2018

Field borders provided by Farm Service Agency as of 5/21/2008.

An aerial photograph of a rural landscape. In the foreground, there is a large, brown, tilled field. To the left, a smaller green field is visible. A road runs horizontally across the middle of the image. On the left side of the road, there is a small farmstead with a white house and a red barn. To the right of the road, there is a small white house. The background features a line of bare trees, a body of water, and a distant town under a clear sky.

FSA RECORDS

FSA RECORDS

FARM: 457

Indiana

U.S. Department of Agriculture

Prepared: 1/8/18 8:01 AM

Whitley

Farm Service Agency

Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
RONALD G DUNN		

Farms Associated with Operator:

478, 489, 543, 2067, 3790, 3791, 4293, 4294, 4843, 4854, 5146, 5175, 5386, 5892, 6174, 6233, 6234, 6279, 6377, 6513

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
159.14	112.7	112.7	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	112.7	0.0	0.0				

ARC/PLC

ARC-IC NONE	ARC-CO WHEAT, CORN, SOYBN	PLC NONE	PLC-Default NONE
----------------	------------------------------	-------------	---------------------

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	31.7		41	0.0
CORN	49.4		131	0.0
SOYBEANS	23.4		41	0.0
Total Base Acres:	104.5			

Tract Number: 366 Description: C4/1B/T32N R8E/SEC22/ETNA TROY TWP WHITLEY CO.

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
78.55	50.01	50.01	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	50.01	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	14.0		41	0.0
CORN	21.8		131	0.0
SOYBEANS	10.3		41	0.0
Total Base Acres:	46.1			

Owners: JOANN KEMERY ESTATE

Other Producers: None

FSA RECORDS

Indiana
Whitley
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 457
Prepared: 1/8/18 8:01 AM
Crop Year: 2018
Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 368 Description: C4/1A/T32N R8E/SEC22,15/ETNA TROY TWP WHITLEY CO.

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
80.59	62.69	62.69	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	62.69	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	17.7		41	0.0
CORN	27.6		131	0.0
SOYBEANS	13.1		41	0.0
Total Base Acres:	58.4			

Owners: JOANN KEMERY ESTATE

Other Producers: None

FSA RECORDS

USDA Farm 457 Tract 368

Map prepared on: 3/18/2016

CRP TRS: 32N8E15
 CLU Whitley Co., IN



Administered by: Whitley County, Indiana

80.59 Tract acres
 62.69 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 ● Restricted Use
 ▽ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names

CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	36.5	H	2				Y
2	8.29	H	2				Y
3	17.9	H	2				Y



Farm 457 Tract 368

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.

FSA RECORDS

USDA Farm 457 Tract 366

Map prepared on: 3/18/2016

Administered by: Whitley County, Indiana

CRP **TRS: 32N8E22**
 CLU **Whitley Co., IN**



78.55 Tract acres
 50.01 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 ● Restricted Use
 ▽ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
4	37.64	H	2					Y
5	12.37	H	2					Y

Farm 457 Tract 366

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.



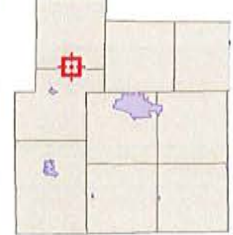
TAXES / TITLE WORK

TAXES

 **Beacon**TM Whitley County, IN



Overview



Legend

-  Corporate Limits
-  Parcels
-  State Highways
-  Road Centerlines
-  Lakes

Date created: 1/31/2018
Last Data Uploaded: 1/30/2018 7:28:10 PM

 Developed by
The Schneider Corporation

TAXES



Summary

Parcel ID 92-02-22-000-302.000-005
Alternate ID 9203-32-22-302
Property Address N 550 W
 Columbia City, IN 46725
Sec/Twp/Rng 22/32/8
Tax Set Etna Troy Township
Subdivision N/A
Brief Tax Description W2 SW4 EX 3.09 EX 14.039 S22 T32 R8 62.871A
 (Note: Not to be used on legal documents)
Book/Page N/A
Acres 62.871
Class 100 - Ag - Vacant lot

Owners

Deeded Owner
 Kemery, Jo Ann
 4960 W 400 N
 Columbia City, IN 46725

Land

Land Type	Soil ID	Actual Front	Acres	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
PUBLIC ROAD/ROW	AE		0.502			1.00	1.00		1,850.00	1,850.00	930.00	0 -100%	0.00
TILLABLE LAND	MoC3		10.101			0.77			1,850.00	1,425.00	14,390.00		14,390.00
TILLABLE LAND	RhB		5.914			0.98			1,850.00	1,813.00	10,720.00		10,720.00
TILLABLE LAND	Pw		2.130			1.11			1,850.00	2,054.00	4,380.00		4,380.00
TILLABLE LAND	MxC3		6.244			0.60			1,850.00	1,110.00	6,930.00		6,930.00
TILLABLE LAND	MoD3		4.738			0.64			1,850.00	1,184.00	5,610.00		5,610.00
TILLABLE LAND	Hs		4.371			0.50			1,850.00	925.00	4,040.00		4,040.00
TILLABLE LAND	Gw		2.681			0.94			1,850.00	1,739.00	4,660.00		4,660.00
TILLABLE LAND	Co		0.735			1.06			1,850.00	1,961.00	1,440.00		1,440.00
TILLABLE LAND	Ae		2.130			0.85			1,850.00	1,573.00	3,350.00		3,350.00
TILLABLE LAND	Bz		5.399			1.28			1,850.00	2,368.00	12,780.00		12,780.00
TILLABLE LAND	Wa		1.396			0.85			1,850.00	1,573.00	2,200.00		2,200.00
TILLABLE LAND	KaB		1.102			0.72			1,850.00	1,332.00	1,470.00		1,470.00
TILLABLE LAND	RcC		0.955			0.85			1,850.00	1,573.00	1,500.00		1,500.00
TILLABLE LAND	Ht		0.771			1.11			1,850.00	2,054.00	1,580.00		1,580.00
NONTILLABLE LAND	Hs		2.792			0.50			1,850.00	925.00	2,580.00	0 -60%	1,030.00
NONTILLABLE LAND	MxC3		0.037			0.60			1,850.00	1,110.00	40.00	0 -60%	20.00
WOODLAND	Hs		4.665			0.50			1,850.00	925.00	4,320.00	0 -80%	860.00
WOODLAND	MxC3		2.938			0.60			1,850.00	1,110.00	3,260.00	0 -80%	650.00
WOODLAND	Bz		0.073			1.28			1,850.00	2,368.00	170.00	0 -80%	30.00
WOODLAND	GsB2		0.110			0.77			1,850.00	1,425.00	160.00	0 -80%	30.00
WOODLAND	Pw		0.073			1.11			1,850.00	2,054.00	150.00	0 -80%	30.00

Land Detail Value Sum 77,700.00

Valuation

Assessment Year		01/01/2017	01/01/2016	03/01/2015	03/01/2014	03/01/2013
Reason for Change		Annual Trend	Annual Trend	Annual Trend	Annual Trend	Annual Trend
VALUATION	Land	\$81,600	\$86,500	\$90,500	\$90,500	\$77,700
(Assessed Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$81,600	\$86,500	\$90,500	\$90,500	\$77,700
VALUATION	Land	\$81,600	\$86,500	\$90,500	\$90,500	\$77,700
(True Tax Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$81,600	\$86,500	\$90,500	\$90,500	\$77,700

Tax History

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.

TAXES

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$602.00	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$602.00	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$5.00	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$637.17	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$637.17	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$5.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	McDonald-Cunningham 1st Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	McDonald-Cunningham 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$599.11	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$599.11	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$5.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	McDonald-Cunningham 1st Installment Tax	\$25.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	McDonald-Cunningham 2nd Installment Tax	\$25.00	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$526.73	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$526.73	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Birch-King 1st Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Birch-King 2nd Installment Tax	\$31.12	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$5.00	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$501.11	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$501.11	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$5.00	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$437.25	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$437.25	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$5.00	\$0.00

Total:

Tax Year	Amount	Bal Due
2016 Pay 2017	\$1,209.00	\$0.00
2015 Pay 2016	\$1,279.34	\$0.00
2014 Pay 2015	\$1,253.22	\$0.00
2013 Pay 2014	\$1,089.58	\$0.00
2012 Pay 2013	\$1,007.22	\$0.00
2011 Pay 2012	\$879.50	\$0.00

Property taxes for 2016 Pay 2017 are certified.

First installment for 2016 Pay 2017 tax is due May 10th. The second installment is due November 13th.

Payments

Detail:

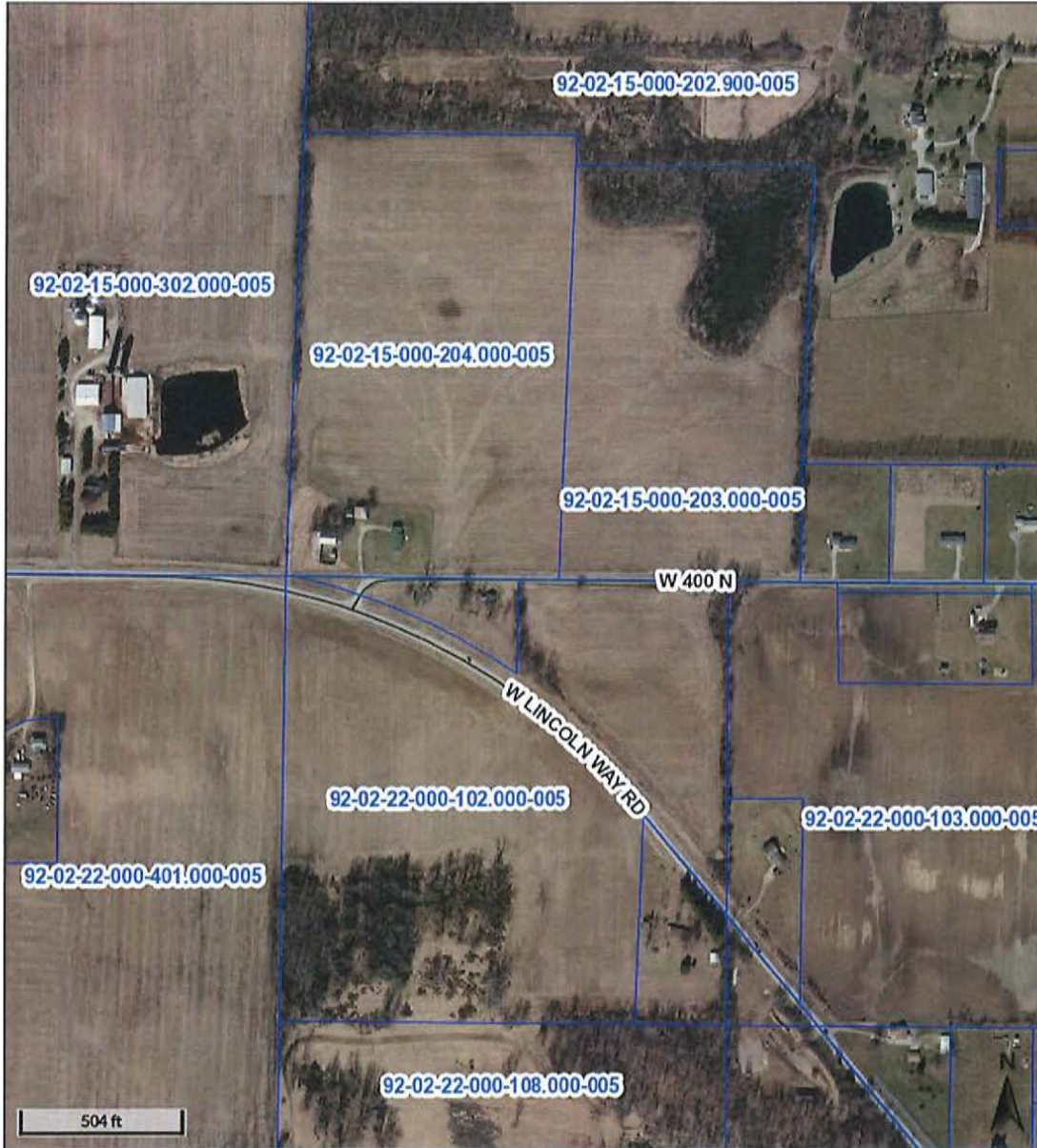
Tax Year	Payment Date	Paid By	Amount
2016 Pay 2017	4/12/2017	Kemery, Jo Ann	\$1,209.00
2015 Pay 2016	5/9/2016	Kemery, Jo Ann	\$1,329.34
2014 Pay 2015	4/17/2015	Kemery, Jo Ann	\$1,253.22
2013 Pay 2014	4/24/2014	Kemery, Jo Ann	\$1,089.58
2012 Pay 2013	4/24/2013	Kemery, Jo Ann	\$1,007.22
2011 Pay 2012	5/3/2012	Kemery, Jo Ann	\$879.50

Total:

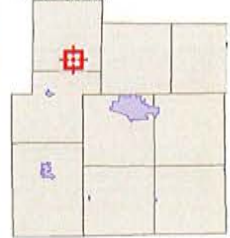
Tax Year	Amount
2016 Pay 2017	\$1,209.00
2015 Pay 2016	\$1,329.34
2014 Pay 2015	\$1,253.22
2013 Pay 2014	\$1,089.58
2012 Pay 2013	\$1,007.22
2011 Pay 2012	\$879.50

TAXES

 **Beacon**TM Whitley County, IN



Overview



Legend

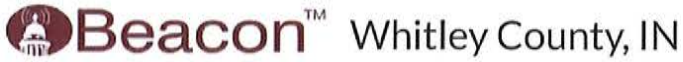
-  Corporate Limits
-  Parcels
-  State Highways
-  Road Centerlines
-  Lakes

Date created: 1/31/2018
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Developed by
The Schneider Corporation

TAXES



Summary

Parcel ID 92-02-15-000-204.000-005
Alternate ID 9203-32-15-204
Property Address 4960 W 400 N
 Columbia City, IN 46725
Sec/Twp/Rng 15/32/8
Tax Set Etna Troy Township
Subdivision N/A
Brief Tax Description SW COR SE4 S15 T32 R8 25A
 (Note: Not to be used on legal documents)
Book/Page N/A
Acres 25.000
Class 101 - Cash grain/general farm

Owners

Deeded Owner
 Kemery, Jo Ann
 4960 W 400 N
 Columbia City, IN 46725

Land

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
PUBLIC ROAD/ROW	AE		0.386			1.00	1.00		1,850.00	1,850.00	710.00	0 -100%	0.00
HOMESITE			1.000			1.00	1.00		18,000.00	18,000.00	18,000.00		18,000.00
TILLABLE LAND	Re		0.147			1.28			1,850.00	2,368.00	350.00		350.00
TILLABLE LAND	MvC2		0.478			0.68			1,850.00	1,258.00	600.00		600.00
TILLABLE LAND	Mg		1.359			1.15			1,850.00	2,128.00	2,890.00		2,890.00
TILLABLE LAND	RcB		0.441			0.94			1,850.00	1,739.00	770.00		770.00
TILLABLE LAND	SpC		4.959			0.50			1,850.00	925.00	4,590.00		4,590.00
TILLABLE LAND	MmB2		11.276			0.85			1,850.00	1,573.00	17,740.00		17,740.00
TILLABLE LAND	Bz		2.314			1.28			1,850.00	2,368.00	5,480.00		5,480.00
TILLABLE LAND	MoC3		0.955			0.77			1,850.00	1,425.00	1,360.00		1,360.00
TILLABLE LAND	MbB		1.322			1.02			1,850.00	1,887.00	2,490.00		2,490.00
WOODLAND	Re		0.220			1.28			1,850.00	2,368.00	520.00	0 -80%	100.00
WOODLAND	RcB		0.073			0.94			1,850.00	1,739.00	130.00	0 -80%	30.00
WOODLAND	SpC		0.331			0.50			1,850.00	925.00	310.00	0 -80%	60.00
FARM BUILDINGS	MbB		0.294			1.02			1,850.00	1,887.00	550.00	0 -40%	330.00
FARM BUILDINGS	MmB2		0.037			0.85			1,850.00	1,573.00	60.00	0 -40%	40.00

Land Detail Value Sum 54,830.00

Residential Dwellings

TAXES

Label
 Card 01
 Residential Dwelling 1
 Occupancy
 Story Height 1.0
 Roofing Material: Metal
 Attic None
 Basement Type Full
 Basement Rec Room None
 Finished Rooms 7
 Bedrooms 3
 Family Rooms 0
 Dining Rooms 0
 Full Baths 1; 3-Fixt.
 Half Baths 1; 2-Fixt.
 4 Fixture Baths 0; 0-Fixt.
 5 Fixture Baths 0; 0-Fixt.
 Kitchen Sinks 1; 1-Fixt.
 Water Heaters 1; 1-Fixt.
 Central Air No
 Primary Heat Other
 Extra Fixtures 0
 Total Fixtures 7
 Fireplace No
 Features None
 Porches and Decks CONCP 400
 Masonry Stoop 45
 Yd Item/Spc Fture/Outbldg WOOD FRAME 400 SF
 WOOD SLAT CORN CRIB DRIVE THROUGH 1184 SF
 GRANARY 204 SF
 MILK HOUSE 144 SF
 Barn - Type 2, 2 Story 1530 SF
 LEAN-TO 1020 SF
 TYPE 3 ONE SIDE OPEN 1800 SF
 STEEL GRAIN BIN 1 IT
 Last Updated 5/30/2012

Construction	Floor	Base Area (sf)	Fin. Area (sf)	Value
Wood frame	1.0	1532	1532	92950
Concrete block	B	1532	0	30590

Improvements

Card 01

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Comp Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Value
D	DWELL	1		D+2	1958	1959	AV	0.00		0	1532	120260	45	0	105	100	69400
G01	ATTGAR		WOOD FRAME		0	0	AV	30.00		30	20x20	12000	0	0	100	100	0
01	CRIBDT		WOOD SLAT	D	1915	1915	P	16.97		12.9	32x37	15270	80	0	105	100	1500
02	GRANARY	10		D	1910	1910	VP	18.10		13.76	12x17	2810	85	0	105	100	400
03	MILKH			D	1930	1930	P	38.11		36.2	12x12	5210	80	0	105	100	500
04	T22S	18		D	1901	1901	P	44.76	D, L, NP, SSW	35.1	34x45	53700	80	50	105	100	5400
05	LEANTO	12		D	1945	1945	F	5.22	C	6.52	30x34	6650	70	0	105	100	2000
06	T3150	12		C	1945	1945	P	11.70		10.87	30x60	19570	80	0	105	100	3900
08	GRBIN	12		D	1945	1945	P	4,300.00		3268	1	3270	80	0	105	100	300

Valuation

Assessment Year		01/01/2017	01/01/2016	03/01/2015	03/01/2014	03/01/2013
Reason for Change		Annual Trend	Annual Trend	Annual Trend	Annual Trend	Annual Trend
VALUATION	Land	\$53,900	\$56,100	\$57,800	\$57,800	\$52,200
(Assessed Value)	Improvements	\$83,400	\$82,900	\$81,300	\$76,300	\$77,100
	Total	\$137,300	\$139,000	\$139,100	\$134,100	\$129,300
VALUATION	Land	\$53,900	\$56,100	\$57,800	\$57,800	\$52,200
(True Tax Value)	Improvements	\$83,400	\$82,900	\$81,300	\$76,300	\$77,100
	Total	\$137,300	\$139,000	\$139,100	\$134,100	\$129,300

Deductions

Tax Year	Deduction Type	Amount
2016 Pay 2017	Homestead - Supplemental	\$14,595.00
2016 Pay 2017	Homestead Credit/ Standard	\$45,000.00
2015 Pay 2016	Homestead - Supplemental	\$13,825.00
2015 Pay 2016	Homestead Credit/ Standard	\$45,000.00

TAXES

Tax Year	Deduction Type	Amount
2014 Pay 2015	Homestead - Supplemental	\$12,600.00
2014 Pay 2015	Homestead Credit/ Standard	\$45,000.00
2013 Pay 2014	Homestead - Supplemental	\$12,845.00
2013 Pay 2014	Homestead Credit/ Standard	\$45,000.00
2012 Pay 2013	Homestead - Supplemental	\$12,250.00
2012 Pay 2013	Homestead Credit/ Standard	\$45,000.00
2011 Pay 2012	Homestead - Supplemental	\$11,410.00
2011 Pay 2012	Homestead Credit/ Standard	\$45,000.00
2010 Pay 2011	Homestead - Supplemental	\$13,755.00
2010 Pay 2011	Homestead Credit/ Standard	\$45,000.00
2009 Pay 2010	Homestead - Supplemental	\$14,700.00
2009 Pay 2010	Homestead Credit/ Standard	\$45,000.00
2008 Pay 2009	Homestead - Supplemental	\$12,355.00
2008 Pay 2009	Homestead Credit/ Standard	\$45,000.00
2007 Pay 2008	Homestead Credit/ Standard	\$40,150.00
2006 Pay 2007	Homestead Credit/ Standard	\$40,800.00
2005 Pay 2006	Homestead Credit/ Standard	\$35,000.00
2004 Pay 2005	Homestead Credit/ Standard	\$35,000.00
2003 Pay 2004	Homestead Credit/ Standard	\$35,000.00
2002 Pay 2003	Homestead Credit/ Standard	\$35,000.00

Tax History

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.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$547.62	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$547.62	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$5.00	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$0.00	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$560.43	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$560.43	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$5.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$502.54	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$502.54	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Delano A 1st Installment Tax	\$18.75	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Delano A 2nd Installment Tax	\$18.75	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$5.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$480.19	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$480.19	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Delano A 1st Installment Tax	\$37.50	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Delano A 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$5.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$461.53	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$461.53	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Delano A 1st Installment Tax	\$37.50	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Delano A 2nd Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$5.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$41.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$389.68	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$389.68	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$5.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$41.00	\$0.00

TAXES

Tax Year	Type	Category	Description	Amount	Bal Due
2011 Pay 2012	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Wilcox R 1st Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Wilcox R 2nd Installment Tax	\$10.00	\$0.00

Total:

Tax Year	Amount	Bal Due
2016 Pay 2017	\$1,153.24	\$0.00
2015 Pay 2016	\$1,178.86	\$0.00
2014 Pay 2015	\$1,100.58	\$0.00
2013 Pay 2014	\$1,055.88	\$0.00
2012 Pay 2013	\$1,006.56	\$0.00
2011 Pay 2012	\$835.36	\$0.00

Property taxes for 2016 Pay 2017 are certified.

First installment for 2016 Pay 2017 tax is due May 10th. The second installment is due November 13th.

Payments

Detail:

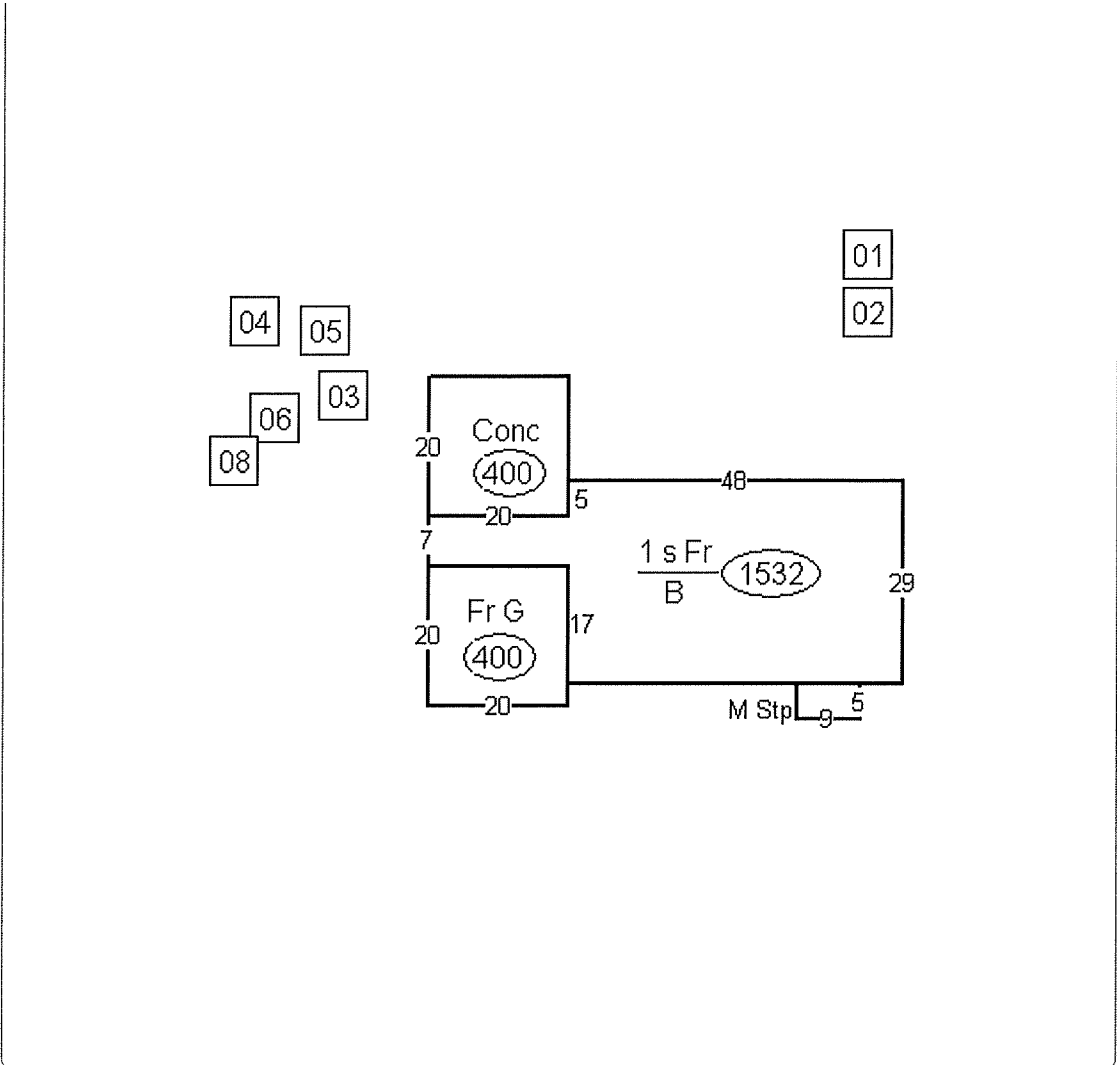
Tax Year	Payment Date	Paid By	Amount
2016 Pay 2017	4/12/2017	Kemery, Jo Ann	\$1,153.24
2015 Pay 2016	5/9/2016	Kemery, Jo Ann	\$1,178.86
2014 Pay 2015	4/17/2015	Kemery, Jo Ann	\$1,100.58
2013 Pay 2014	4/24/2014	Kemery, Jo Ann	\$1,055.88
2012 Pay 2013	4/24/2013	Kemery, Jo Ann	\$1,006.56
2011 Pay 2012	5/3/2012	Kemery, Jo Ann	\$835.36

Total:

Tax Year	Amount
2016 Pay 2017	\$1,153.24
2015 Pay 2016	\$1,178.86
2014 Pay 2015	\$1,100.58
2013 Pay 2014	\$1,055.88
2012 Pay 2013	\$1,006.56
2011 Pay 2012	\$835.36

Sketches

TAXES



No data available for the following modules: Transfer History, Sales.

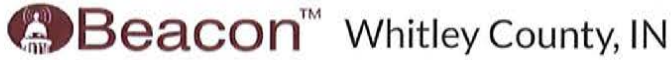
Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the Information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

Last Data Upload Data: 1/5/2018, 7:27:13 PM



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The Schneider
Corporation

TAXES



Summary

Parcel ID 92-02-15-000-203.000-005
Alternate ID 9203-32-15-203
Property Address W 400 N
 Columbia City, IN 46725
Sec/Twp/Rng 15/32/8
Tax Set Etna Troy Township
Subdivision N/A
Brief Tax Description PT SE4 SE4 S15 T32 R8 20A
 (Note: Not to be used on legal documents)
Book/Page N/A
Acres 20.000
Class 100 - Ag - Vacant lot

Owners

Deeded Owner
 Kemery, Jo Ann
 4960 W 400 N
 Columbia City, IN 46725

Land

Land Type	Soil ID	Actual Front	Acreeage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
PUBLIC ROAD/ROW	AE		0.347			1.00	1.00		1,850.00	1,850.00	640.00	0 -100%	0.00
TILLABLE LAND	Mg		1.579			1.15			1,850.00	2,128.00	3,360.00		3,360.00
TILLABLE LAND	MxC3		3.159			0.60			1,850.00	1,110.00	3,510.00		3,510.00
TILLABLE LAND	SpC		3.012			0.50			1,850.00	925.00	2,790.00		2,790.00
TILLABLE LAND	HbA		0.588			1.06			1,850.00	1,961.00	1,150.00		1,150.00
TILLABLE LAND	MvB2		1.653			0.77			1,850.00	1,425.00	2,360.00		2,360.00
TILLABLE LAND	Bz		1.653			1.28			1,850.00	2,368.00	3,910.00		3,910.00
TILLABLE LAND	MmB2		0.588			0.85			1,850.00	1,573.00	920.00		920.00
TILLABLE LAND	MvC2		1.065			0.68			1,850.00	1,258.00	1,340.00		1,340.00
TILLABLE LAND	RcB		0.441			0.94			1,850.00	1,739.00	770.00		770.00
TILLABLE LAND	MmC2		0.514			0.77			1,850.00	1,425.00	730.00		730.00
NONTILLABLE LAND	Mg		0.624			1.15			1,850.00	2,128.00	1,330.00	0 -60%	530.00
NONTILLABLE LAND	W		0.918			0.50			1,850.00	925.00	850.00	0 -60%	340.00
WOODLAND	Mg		1.616			1.15			1,850.00	2,128.00	3,440.00	0 -80%	690.00
WOODLAND	MvB2		0.331			0.77			1,850.00	1,425.00	470.00	0 -80%	90.00
WOODLAND	MxD3		0.110			0.50			1,850.00	925.00	100.00	0 -80%	20.00
WOODLAND	W		0.037			0.50			1,850.00	925.00	30.00	0 -80%	10.00
WOODLAND	MxC3		0.037			0.60			1,850.00	1,110.00	40.00	0 -80%	10.00
FARM POND	WIR		0.808			0.50			1,850.00	925.00	750.00	0 -40%	450.00

Land Detail Value Sum 22,980.00

Valuation

Assessment Year		01/01/2017	01/01/2016	03/01/2015	03/01/2014	03/01/2013
Reason for Change		Annual Trend	Annual Trend	Annual Trend	Annual Trend	Annual Trend
VALUATION	Land	\$24,100	\$25,500	\$26,700	\$26,700	\$22,900
(Assessed Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$24,100	\$25,500	\$26,700	\$26,700	\$22,900
VALUATION	Land	\$24,100	\$25,500	\$26,700	\$26,700	\$22,900
(True Tax Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$24,100	\$25,500	\$26,700	\$26,700	\$22,900

Tax History

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.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$177.47	\$0.00

TAXES

Tax Year	Type	Category	Description	Amount	Bal Due
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$177.47	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$5.00	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$187.98	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$187.98	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$5.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$176.75	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$176.75	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Delano A 1st Installment Tax	\$17.50	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Delano A 2nd Installment Tax	\$17.50	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$5.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$155.24	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$155.24	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Birch-King 1st Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Birch-King 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Delano A 1st Installment Tax	\$35.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Delano A 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$5.00	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$148.45	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$148.45	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Delano A 1st Installment Tax	\$35.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Delano A 2nd Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$5.00	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$129.46	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$129.46	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$5.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Sattison S #9 1st Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Sattison S #9 2nd Installment Tax	\$15.48	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Wilcox R 1st Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Wilcox R 2nd Installment Tax	\$10.00	\$0.00

Total:

Tax Year	Amount	Bal Due
2016 Pay 2017	\$359.94	\$0.00
2015 Pay 2016	\$380.96	\$0.00
2014 Pay 2015	\$393.50	\$0.00
2013 Pay 2014	\$350.48	\$0.00
2012 Pay 2013	\$336.90	\$0.00
2011 Pay 2012	\$289.40	\$0.00

Property taxes for 2016 Pay 2017 are certified.

First installment for 2016 Pay 2017 tax is due May 10th. The second installment is due November 13th.

Payments

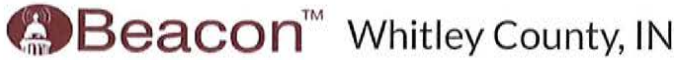
Detail:

Tax Year	Payment Date	Paid By	Amount
2016 Pay 2017	4/12/2017	Kemery, Jo Ann	\$359.94
2015 Pay 2016	5/9/2016	Kemery, Jo Ann	\$380.96
2014 Pay 2015	4/17/2015	Kemery, Jo Ann	\$393.50
2013 Pay 2014	4/24/2014	Kemery, Jo Ann	\$350.48
2012 Pay 2013	4/24/2013	Kemery, Jo Ann	\$336.90
2011 Pay 2012	5/3/2012	Kemery, Jo Ann	\$289.40

Total:

Tax Year	Amount
2016 Pay 2017	\$359.94
2015 Pay 2016	\$380.96
2014 Pay 2015	\$393.50
2013 Pay 2014	\$350.48
2012 Pay 2013	\$336.90
2011 Pay 2012	\$289.40

TAXES



Summary

Parcel ID 92-02-22-000-102.000-005
Alternate ID 9203-32-22-102
Property Address W Lincolnway
 Columbia City, IN 46725
Sec/Twp/Rng 22/32/8
Tax Set Etna Troy Township
Subdivision N/A
Brief Tax Description N2 W2 NE4 EX 1.5A EX 3A S22 T32 R8 35.5A
 (Note: Not to be used on legal documents)
Book/Page N/A
Acres 35.500
Class 100 - Ag - Vacant lot

Owners

Deeded Owner
 Kemery, Jo Ann
 4960 W 400 N
 Columbia City, IN 46725

Land

Land Type	Soil ID	Actual Front	Acreege	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
PUBLIC ROAD/ROW	BMA		3.291			1.00	1.00		1,850.00	1,850.00	6,090.00	0 -100%	0.00
TILLABLE LAND	Re		0.331			1.28			1,850.00	2,368.00	780.00		780.00
TILLABLE LAND	MMC2		3.444			0.77			1,850.00	1,425.00	4,910.00		4,910.00
TILLABLE LAND	Bz		2.938			1.28			1,850.00	2,368.00	6,960.00		6,960.00
TILLABLE LAND	MMB2		12.003			0.85			1,850.00	1,573.00	18,880.00		18,880.00
TILLABLE LAND	MoC3		2.534			0.77			1,850.00	1,425.00	3,610.00		3,610.00
TILLABLE LAND	MoD3		1.726			0.64			1,850.00	1,184.00	2,040.00		2,040.00
TILLABLE LAND	Mg		3.416			1.15			1,850.00	2,128.00	7,270.00		7,270.00
TILLABLE LAND	Hs		1.065			0.50			1,850.00	925.00	990.00		990.00
NONTILLABLE LAND	Hs		2.388			0.50			1,850.00	925.00	2,210.00	0 -60%	880.00
NONTILLABLE LAND	Mg		1.065			1.15			1,850.00	2,128.00	2,270.00	0 -60%	910.00
WOODLAND	Mg		0.037			1.15			1,850.00	2,128.00	80.00	0 -80%	20.00
WOODLAND	Hs		2.020			0.50			1,850.00	925.00	1,870.00	0 -80%	370.00
WOODLAND	MmC2		0.110			0.77			1,850.00	1,425.00	160.00	0 -80%	30.00
WOODLAND	MmB2		0.073			0.85			1,850.00	1,573.00	110.00	0 -80%	20.00

Land Detail Value Sum 47,670.00

Valuation

Assessment Year		01/01/2017	01/01/2016	03/01/2015	03/01/2014	03/01/2013
Reason for Change		Annual Trend	Annual Trend	Annual Trend	Annual Trend	Annual Trend
VALUATION	Land	\$46,300	\$49,100	\$51,300	\$51,300	\$44,100
(Assessed Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$46,300	\$49,100	\$51,300	\$51,300	\$44,100
VALUATION	Land	\$46,300	\$49,100	\$51,300	\$51,300	\$44,100
(True Tax Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	Total	\$46,300	\$49,100	\$51,300	\$51,300	\$44,100

Tax History

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.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$341.71	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$341.71	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$5.00	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$0.00	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Sattison S #9 1st Installment Tax	\$63.76	\$0.00

TAXES

Tax Year	Type	Category	Description	Amount	Bal Due
2016 Pay 2017	Special Assessment Detail	Tax	Sattison S #9 2nd Installment Tax	\$63.76	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$361.18	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$361.18	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$5.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Sattison S #9 1st Installment Tax	\$63.76	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Sattison S #9 2nd Installment Tax	\$63.76	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$339.61	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$339.61	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Delano A 1st Installment Tax	\$17.50	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Delano A 2nd Installment Tax	\$17.50	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$5.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Sattison S #9 1st Installment Tax	\$63.76	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Sattison S #9 2nd Installment Tax	\$63.76	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$298.95	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$298.95	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Birch-King 1st Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Birch-King 2nd Installment Tax	\$12.75	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Delano A 1st Installment Tax	\$35.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Delano A 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$5.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Sattison S #9 1st Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Sattison S #9 2nd Installment Tax	\$127.52	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$284.36	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$284.36	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Delano A 1st Installment Tax	\$35.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Delano A 2nd Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$5.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Sattison S #9 1st Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Sattison S #9 2nd Installment Tax	\$56.36	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$248.35	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$248.35	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Elder A 1st Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Elder A 2nd Installment Tax	\$5.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Sattison S #9 1st Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Sattison S #9 2nd Installment Tax	\$69.62	\$0.00

Total:

Tax Year	Amount	Bal Due
2016 Pay 2017	\$815.94	\$0.00
2015 Pay 2016	\$854.88	\$0.00
2014 Pay 2015	\$846.74	\$0.00
2013 Pay 2014	\$778.17	\$0.00
2012 Pay 2013	\$665.08	\$0.00
2011 Pay 2012	\$571.32	\$0.00

Property taxes for 2016 Pay 2017 are certified.

First installment for 2016 Pay 2017 tax is due May 10th. The second installment is due November 13th.

Payments

Detail:

Tax Year	Payment Date	Paid By	Amount
2016 Pay 2017	4/12/2017	Kemery, Jo Ann	\$815.94
2015 Pay 2016	5/9/2016	Kemery, Jo Ann	\$854.88
2014 Pay 2015	4/17/2015	Kemery, Jo Ann	\$846.74
2013 Pay 2014	4/24/2014	Kemery, Jo Ann	\$778.17
2012 Pay 2013	4/24/2013	Kemery, Jo Ann	\$665.08
2011 Pay 2012	5/3/2012	Kemery, Jo Ann	\$571.32

Total:

Tax Year	Amount
2016 Pay 2017	\$815.94
2015 Pay 2016	\$854.88
2014 Pay 2015	\$846.74
2013 Pay 2014	\$778.17

TAXES

Tax Year	Amount
2012 Pay 2013	\$665.08
2011 Pay 2012	\$571.32

No data available for the following modules: Residential Dwellings, Improvements, Transfer History, Sales, Deductions, Sketches.

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Schneider

Developed by
The Schneider
Corporation

TITLE WORK

TITLE WORK

TITLE WORK

TITLE WORK

TITLE WORK

TITLE WORK



PHOTOS

PHOTOS - Tract 1



PHOTOS - Tract 1 Home



*Living Room / Dining Room Combination
with Hardwood Floor*

Living Room: 14-1/2' x 23-1/2'

Dining Area: 9-1/2' x 10-1/2'

Gas Wall Heater in Living Room

Electric Heat in Ceiling Throughout the Home



Bedroom 12' x 13' with Dual Closets

PHOTOS - Tract 1



10' x 13-1/2' with Closet



16' x 13' with Closet



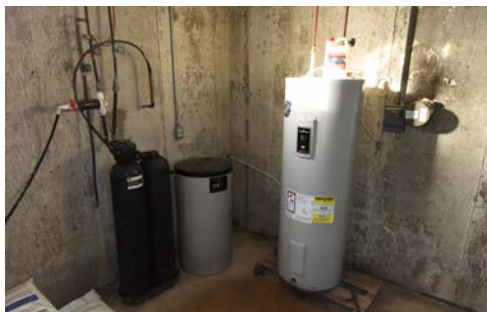
10' x 13' Kitchen



▶ Bathroom with Vanity, Tub / Shower, and Linen Storage Area



▶ 1/2 Bath



▲ Kinetico Water Softener
Bradford White Elec. Water Heater



▶ 26' x 408' basement
(4) electric wall heaters

PHOTOS - Tracts 1 & 2



PHOTOS - Tract 2



PHOTOS - Tract 2



PHOTOS - Tracts 2 & 3



TRACT 2



TRACT 3

PHOTOS - Tract 4



PHOTOS - Tract 4 & 5



TRACT 4



TRACT 5

PHOTOS - Tract 5



PHOTOS - Tract 6



PHOTOS - Tract 6



PHOTOS - Tracts 6 & 7





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