

Steuken County, IN

LAND AUCTION

Wednesday, September 25 • 6pm

60±

Acres offered in 6 Tracts



EQUIPMENT AUCTION

Friday, September 27 • 6pm

INFORMATION BOOKLET



ONLINE BIDDING AVAILABLE

800-451-2709 • www.SchraderAuction.com



DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: DLH Dairy Farm LLC, Dyon & Lisa Helmuth



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, SEPTEMBER 25, 2019
62 ACRES – SALEM CENTER, 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 Wednesday, September 18, 2019.

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
62± Acres • Steuben County, Indiana
Wednesday, September 25, 2019

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, September 25, 2019 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, September 18, 2019**. 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.

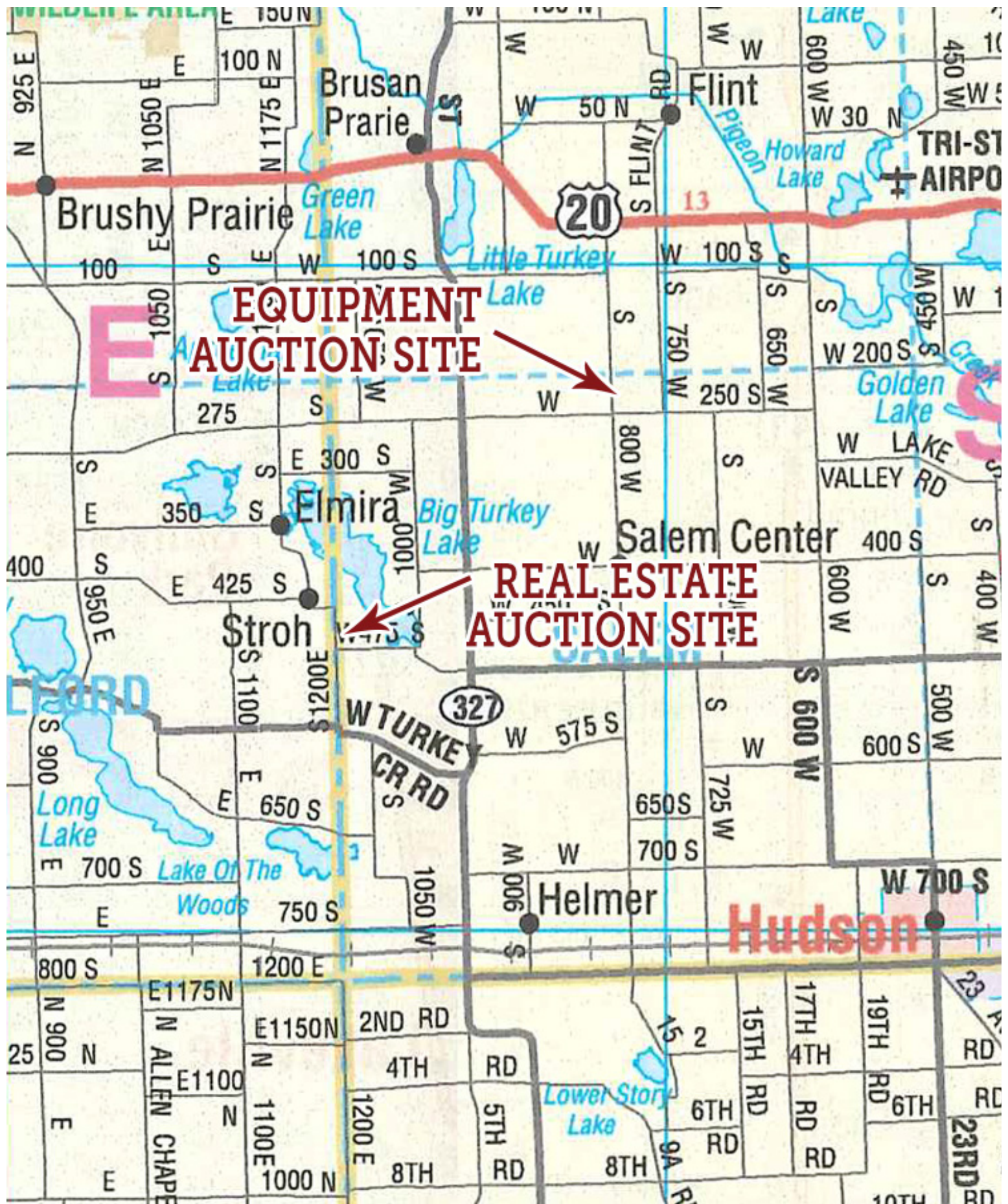
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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.

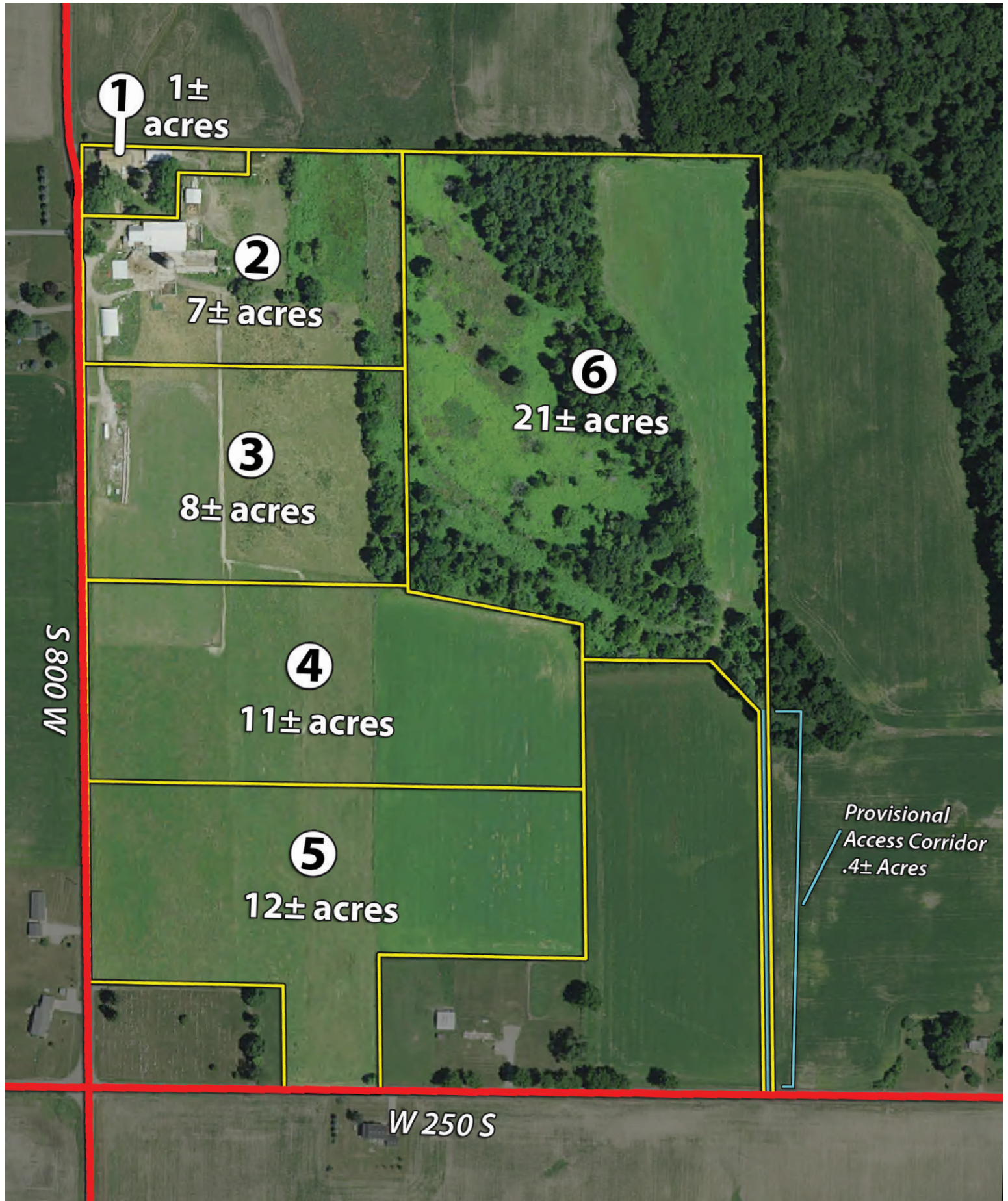
LOCATION MAPS

LOCATION MAPS



AERIAL & SOIL MAPS

AERIAL & SOIL MAPS



AERIAL & SOIL MAPS

Aerial Map

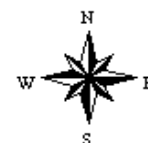


Map Center: 41° 36' 35.13, -85° 8' 14.93

0ft 335ft 669ft



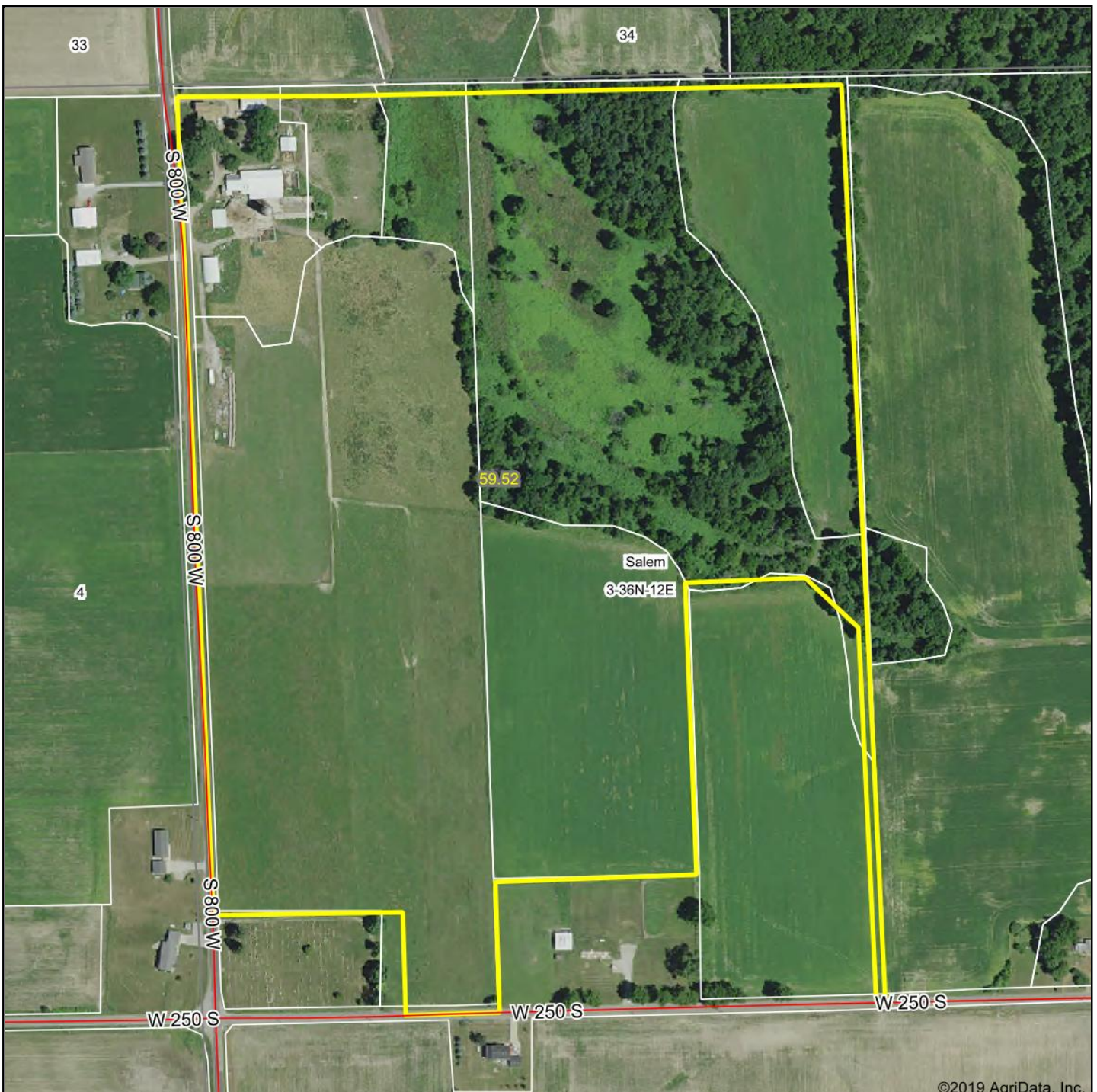
3-36N-12E
Steuben County
Indiana



8/14/2019

AERIAL & SOIL MAPS

Aerial Map



©2019 AgriData, Inc.

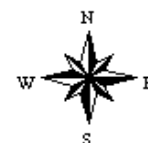


Map Center: 41° 36' 35.07, -85° 8' 14.93

0ft 358ft 715ft



3-36N-12E
Steuben County
Indiana

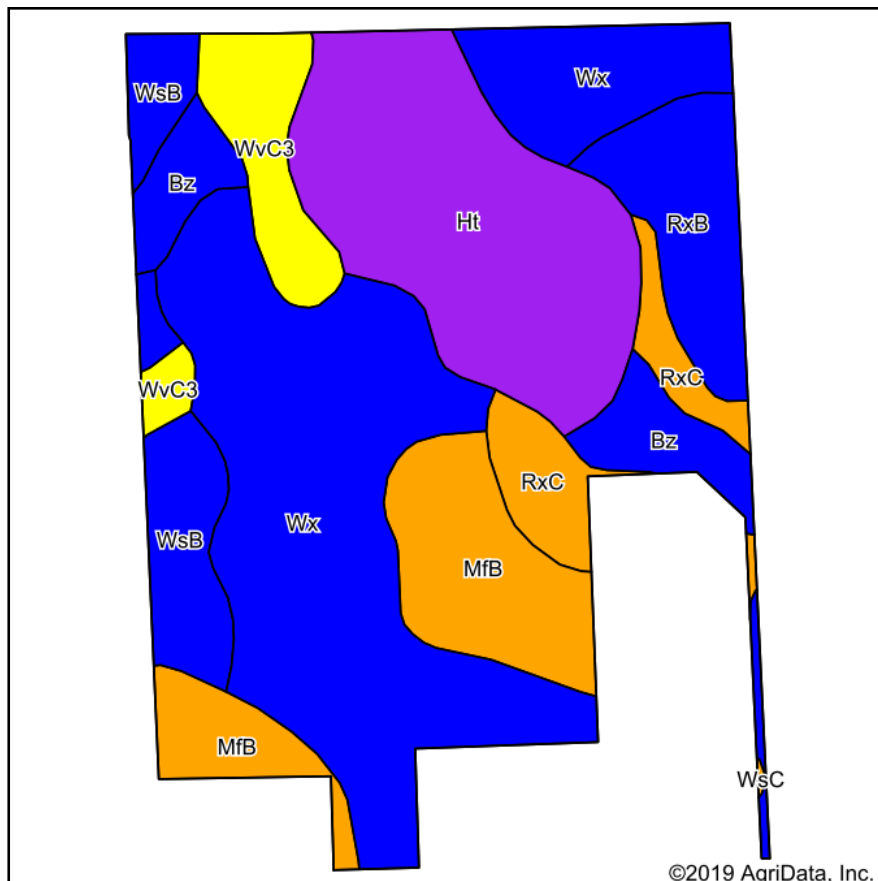


8/14/2019

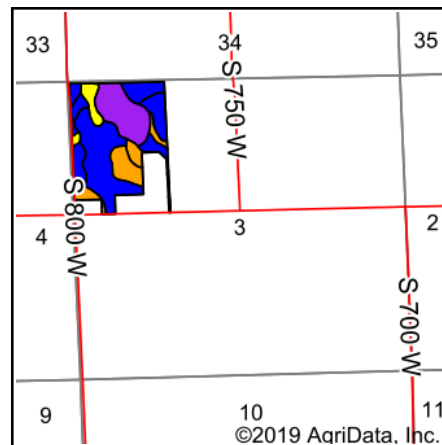
Field borders provided by Farm Service Agency as of 5/21/2008.

AERIAL & SOIL MAPS

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Steuben**
 Location: **3-36N-12E**
 Township: **Salem**
 Acres: **59.52**
 Date: **8/14/2019**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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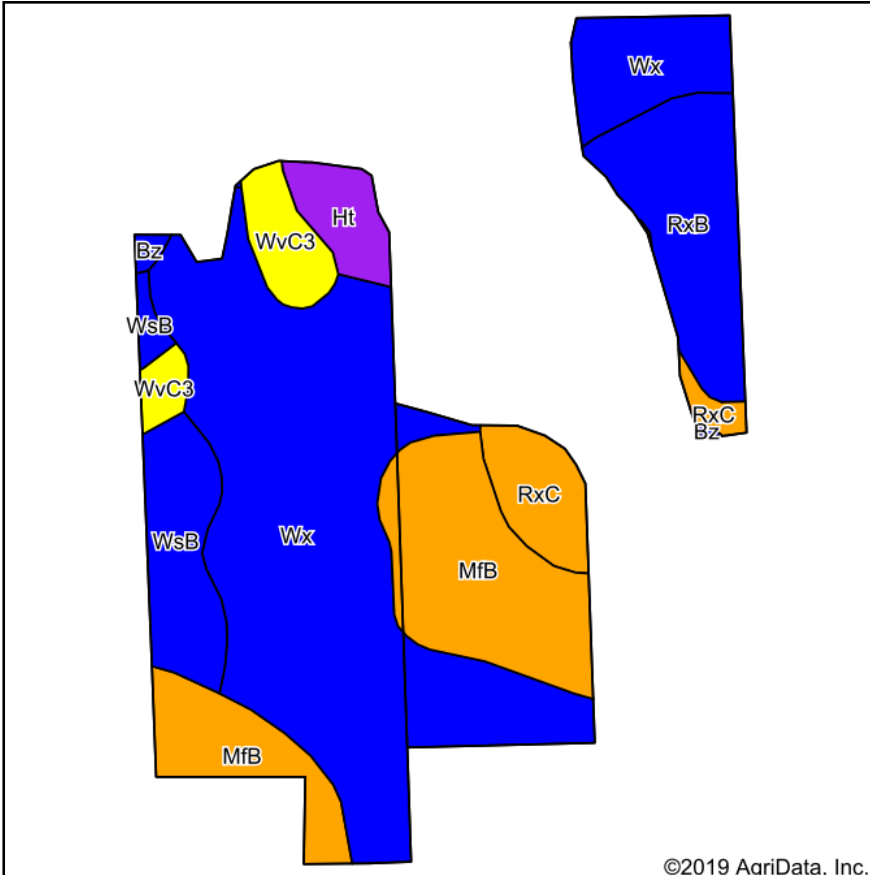
Area Symbol: IN151, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn silage	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat
Wx	Whitaker loam	22.03	37.0%		IIw	20	5	140	9	46	63
Ht	Houghton muck, disintegration moraine, 0 to 2 percent slopes	12.47	21.0%		Vw						
MfB	Metea loamy sand, 1 to 6 percent slopes	7.03	11.8%		IIIe	18	4	110	7	39	55
WsB	Wawasee loam, 2 to 6 percent slopes	4.21	7.1%		Ile	18	5	131	9	46	66
RxB	Riddles sandy loam, 2 to 6 percent slopes	4.02	6.8%		Ile	17	5	126	8	44	63
WvC3	Wawasee sandy clay loam, 6 to 12 percent slopes, severely eroded	3.46	5.8%		IVe	18	4	125	8	44	63
Bz	Brookston loam	3.28	5.5%		IIw	24	6	175	12	49	70
RxC	Riddles sandy loam, 6 to 12 percent slopes	3.02	5.1%		IIIe	18	4	130	9	46	65
Weighted Average						15.2	3.8	106.1	6.9	35.4	49.6

Soils data provided by USDA and NRCS.

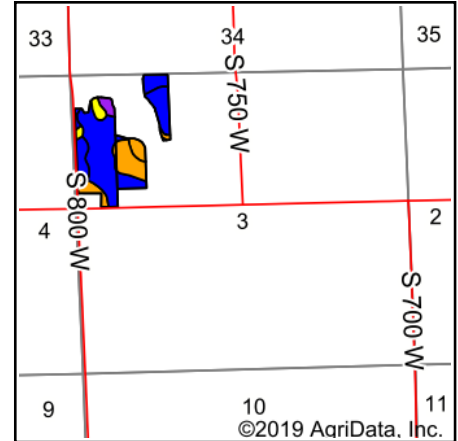
AERIAL & SOIL MAPS

Soils Map



©2019 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Steuben**
 Location: **3-36N-12E**
 Township: **Salem**
 Acres: **37.62**
 Date: **8/14/2019**

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Maps Provided By:
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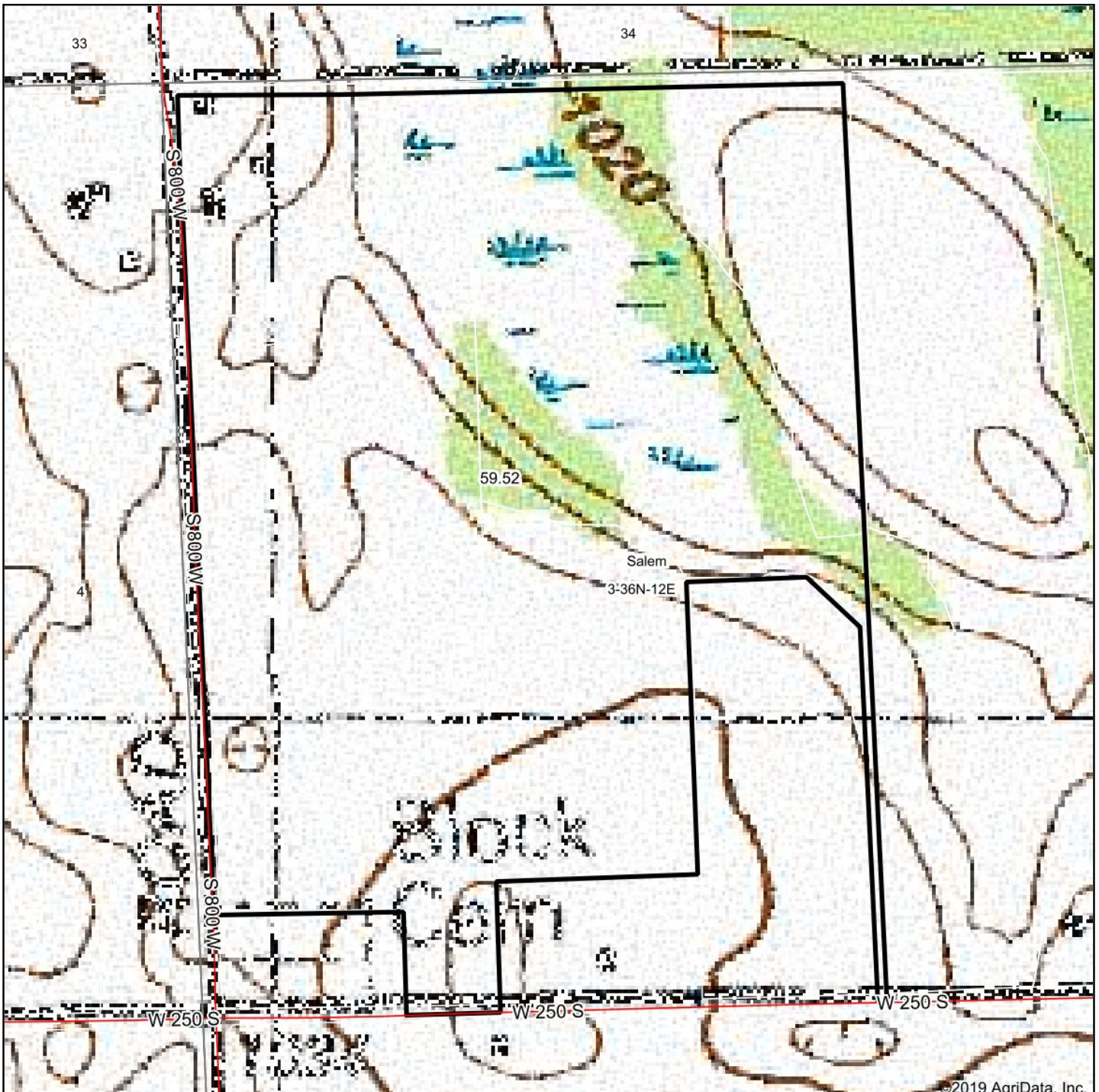


Area Symbol: IN151, Soil Area Version: 21											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn silage	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat
Wx	Whitaker loam	18.69	49.7%		IIw	20	5	140	9	46	63
MfB	Metea loamy sand, 1 to 6 percent slopes	7.18	19.1%		IIIe	18	4	110	7	39	55
RxB	Riddles sandy loam, 2 to 6 percent slopes	3.98	10.6%		Ile	17	5	126	8	44	63
WsB	Wawasee loam, 2 to 6 percent slopes	2.82	7.5%		Ile	18	5	131	9	46	66
RxC	Riddles sandy loam, 6 to 12 percent slopes	1.90	5.1%		IIIe	18	4	130	9	46	65
WvC3	Wawasee sandy clay loam, 6 to 12 percent slopes, severely eroded	1.66	4.4%		IVe	18	4	125	8	44	63
Ht	Houghton muck, disintegration moraine, 0 to 2 percent slopes	1.22	3.2%		Vw						
Bz	Brookston loam	0.17	0.5%		IIw	24	6	175	12	49	70
Weighted Average						18.3	4.6	126.6	8.2	42.9	59.8

Soils data provided by USDA and NRCS.

AERIAL & SOIL MAPS

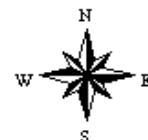
Topography Map



map center: 41° 36' 35.07, -85° 8' 14.93

0ft 358ft 715ft

3-36N-12E
Steuben County
Indiana



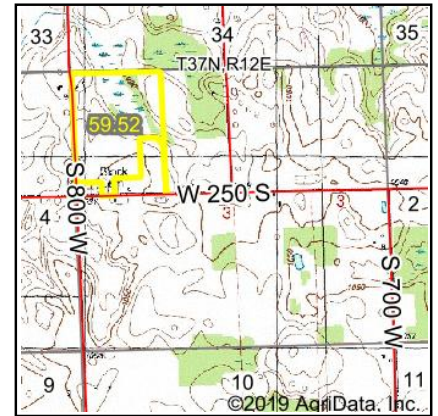
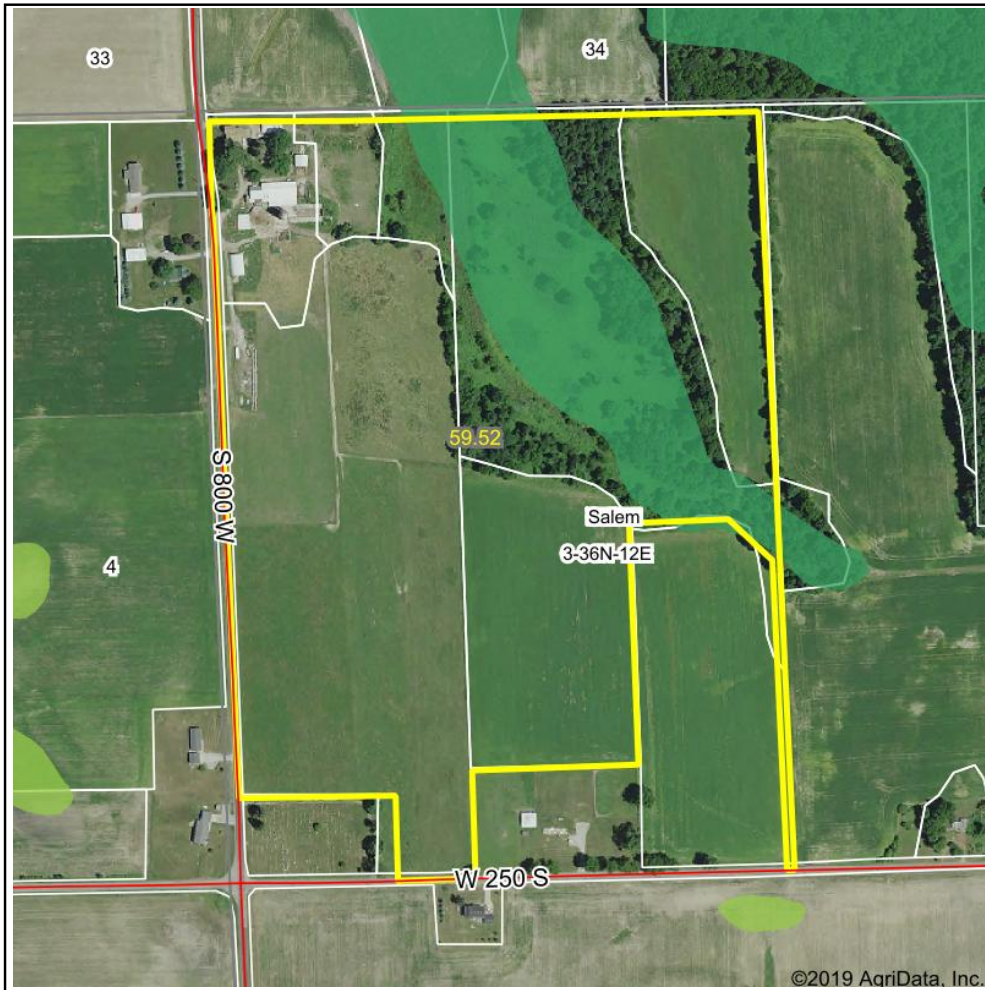
8/14/2019

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

AERIAL & SOIL MAPS

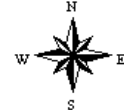
Wetlands Map



State: **Indiana**
 Location: **3-36N-12E**
 County: **Steuben**
 Township: **Salem**
 Date: **8/14/2019**

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Maps Provided By:
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0ft 518ft 1037ft

Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	9.66
PSS1/EM1C	Freshwater Forested/Shrub Wetland	0.67
Total Acres		10.33

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

LEGAL DESCRIPTION

LEGAL DESCRIPTION

EXHIBIT A LEGAL DESCRIPTION

The Land referred to is situated in the State of Indiana, County of Steuben, and is described as follows:

TRACT 1:

A Tract of Land located in the Northwest Quarter of Section 3, Township 36 North, Range 12 East, in Steuben County, the State of Indiana, more fully described as follows:

Commencing at a Rebar Stake situated in the Southwest Corner of said Northwest Quarter; Thence North 01 degree 39 minutes 53 seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a Distance of 1,956.43 Feet along the West Line of said Northwest Quarter to a Rebar Stake with Cap (FIRM 0042), the True Point of Beginning; Thence North 89 degrees 43 minutes 35 seconds East, a Distance of 213.59 Feet to a Rebar Stake with Cap (FIRM 0042); Thence North 01 degree 39 minutes 53 seconds West, a Distance of 105.13 Feet to a Rebar Stake with Cap (FIRM 0042); Thence North 89 degrees 43 minutes 35 seconds East, a Distance of 157.85 Feet to a Rebar Stake with Cap (FIRM 0042); Thence North 01 degree 39 minutes 53 seconds West, a Distance of 56.94 Feet to a Rebar Stake with Cap (FIRM 0042); Thence South 89 degrees 43 minutes 35 seconds West, a Distance of 371.44 Feet along the North Line of said Northwest Quarter to a Rebar Stake with Cap (FIRM 0042) in the Northwest Corner thereof; Thence South 01 degree 39 minutes 53 seconds East, a Distance of 162.08 Feet, to the Point of Beginning, said Tract containing 1.00 Acres, more or less.

LEGAL DESCRIPTION

EXHIBIT A LEGAL DESCRIPTION

The Land referred to is situated in the State of Indiana, County of Steuben, and is described as follows:

TRACT 2:

A Tract of Land located in the Northeast Quarter of Section 4, Township 36 North, Range 12 East, in Steuben County, the State of Indiana, more fully described as follows:

Commencing at a Rebar Stake situated in the Southeast Corner of said Northeast Quarter; Thence North 01 degree 39 minutes 53 seconds West (Indiana State Plane Coordinate System East Zone-GPS Basis of Bearings), a Distance of 1,956.43 Feet along the East Line of said Northeast Quarter to a Rebar Stake with Cap (FIRM 0042), the True Point of Beginning; Thence North 01 degree 39 minutes 53 seconds West, a Distance of 162.08 Feet along the East Line of said Northeast Quarter to a Rebar Stake with Cap (FIRM 0042) in the Northeast Corner thereof; Thence South 89 degrees 43 minutes 35 seconds West, a Distance of 27.22 Feet along the North Line of said Northeast Quarter to a Marker Spike with Tag (FIRM 0042); Thence Southerly, a Distance of 38.25 Feet along the Centerline of County Road 800 West being a Circular Arc that is Concave Easterly, having a Radius Measuring 1,275.00 Feet, having a Central Angle Measuring 01 degree 43 minutes 08 seconds, and having a Long Chord Bearing South 07 degrees 16 minutes 34 seconds East and Measuring 38.25 Feet a Marker Spike with Tag (FIRM 0042) in the Beginning of a Tangent Line; Thence South 08 degrees 08 minutes 08 seconds East, for a Distance of 96.65 Feet along said Centerline to a Marker Spike with Tag (FIRM 0042) in the Beginning of a Tangent Circular Arc; Thence Southerly, a Distance of 28.56 Feet along said Centerline being a Circular Arc that is Concave Westerly, having a Radius Measuring 1,975.00 Feet, having a Central Angle Measuring 00 degrees 49 minutes 43 seconds, and having a Long Chord Bearing South 07 degrees 43 minutes 17 seconds East and Measuring 28.56 Feet to a Marker Spike with Tag (FIRM 0042); Thence North 89 degrees 43 minutes 35 seconds East, a Distance of 9.57 Feet to the Point of Beginning, said Tract containing 0.07 Acres, more or less.

LEGAL DESCRIPTION

EXHIBIT A LEGAL DESCRIPTION

The Land referred to is situated in the State of Indiana, County of Steuben, and is described as follows:

TRACT 3:

Thirty Acres of Land off the West Side of the Northwest Fractional Quarter of Section 3, Township 36 North, Range 12 East, excepting One and One Half Acres in the Southwest Corner used as a Cemetery.

ALSO: Part of the Northwest Quarter of Section 3, Township 36 North, Range 12 East, Steuben County, Indiana, and more particularly described as follows:

Commencing at the Southwest Corner of said Northwest Quarter running South 88 degrees 05 minutes 15 seconds East, along the South Line of said Northwest Quarter 1,100.13 Feet to the Point of Beginning; Thence continuing South 88 degrees 05 minutes 15 seconds East along said South Line 431.11 Feet; Thence North 00 degrees 38 minutes 17 seconds East 2,109.66 Feet; Thence North 88 degrees 00 minutes 35 seconds West, along the North Line of said Northwest Quarter 892.75 Feet; Thence South 00 degrees 27 minutes 45 seconds West, 1,817.66 Feet; Thence South 88 degrees 45 minutes 15 seconds East, 461.28 Feet; Thence South 01 degree 39 minutes 29 seconds West, 298.28 Feet to the Point of Beginning.

EXCEPTING: A Tract of Land located in the Northwest Quarter of Section 3, Township 36 North, Range 12 East, in Steuben County, the State of Indiana, more fully described as follows:

Commencing at a Rebar Stake situated in the Southwest Corner of said Northwest Quarter; Thence North 01 degree 39 minutes 53 seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a Distance of 1,956.43 Feet along the West Line of said Northwest Quarter to a Rebar Stake with Cap (FIRM 0042), the True Point of Beginning; Thence North 89 degrees 43 minutes 35 seconds East, a Distance of 213.59 Feet to a Rebar Stake with Cap (FIRM 0042); Thence North 01 degree 39 minutes 53 seconds West, a Distance of 105.13 Feet to a Rebar Stake with Cap (FIRM 0042); Thence North 89 degrees 43 minutes 35 seconds East, a Distance of 157.85 Feet to a Rebar Stake with Cap (FIRM 0042); Thence North 01 degree 39 minutes 53 seconds West, a Distance of 56.94 Feet to a Rebar Stake with Cap (FIRM 0042); Thence South 89 degrees 43 minutes 35 seconds West, a Distance of 371.44 Feet along the North Line of said Northwest Quarter to a Rebar Stake with Cap (FIRM 0042) in the Northwest Corner thereof; Thence South 01 degree 39 minutes 53 seconds East, a Distance of 162.08 Feet, to the Point of Beginning, said Tract containing 1.00 Acres, more or less.

FSA INFORMATION

FSA INFORMATION

USDA Farm 3370 Tract 12142

Map prepared on: 4/19/2018

Administered by: Steuben County, Indiana

68.74 Tract acres

47.74 Cropland acres

0 CRP acres

CRP

CLU

Steuben Co., IN

Wetland Determination Identifiers:

● Restricted Use

▽ Limited Restrictions

■ Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2018-04-19 10:41:04

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted

CLU	Acres	HEL	LC	Contract	Prac	Yr	C
1	8.54	N	2				Y
2	6.61	N	2				Y
3	22.37	N	2				Y
8	8.74	H	2				Y
10	1.48	H	2				Y



Farm 3370 Tract 12142

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 INFORMATION

Indiana
Steuben

Report ID: FSA-156EZ

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

FARM: 3370
Prepared: 8/12/19 1:30 PM
Crop Year: 2019
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: DLH JERSEYS LLC
Farm Identifier: B6N
Recon Number:

Farms Associated with Operator:
3718

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
68.74	47.74	47.74	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	47.74	0.0	0.0				

ARC-IC NONE	ARC-CO WHEAT, OATS, CORN	ARC/PLC PLC NONE	PLC-Default NONE
----------------	-----------------------------	------------------------	---------------------

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.4		39	0.0
OATS	6.5		61	0.0
CORN	25.5		111	0.0
Total Base Acres:	34.4			

Tract Number: 12142 Description: Sec 3 T36N R12E

FSA Physical Location: Steuben, IN

ANSI Physical Location: Steuben, IN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
68.74	47.74	47.74	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	47.74	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.4		39	0.0
OATS	6.5		61	0.0
CORN	25.5		111	0.0



COUNTY TAX INFO

COUNTY TAX INFORMATION



Summary - Auditor's Office

Parcel ID 761203000010000014
Alternate ID 12-03-000-010.000-17
Property Address 2010 S 800 W
Hudson, IN 46747
Sec/Twp/Rng 03/36/12
Tax Set SALEM TWP
Subdivision N/A
Brief Tax Description 017-02652-00 N PT NW FR Sec 3 1.00A
(Note: Not to be used on legal documents)
Book/Page 1102-0087 (2/3/2011)
Acres 1.000
Class 511 - Res-1-Family 0 - 9.99 acres

Owners - Auditor's Office

Deeded Owner
Helmuth Dyon Ray & Lisa
2010 S 800 W
Hudson, IN 46747

Taxing District - Assessor's Office

County: Steuben
Township: SALEM TOWNSHIP
State District 014 SALEM TOWNSHIP
Local District: 17
School Corp: PRAIRIE HEIGHTS COMMUNITY
Neighborhood: 171054 AG/RURAL RES - HOMESITES

Site Description - Assessor's Office

Topography: Rolling
Public Utilities: Electricity
Street or Road: Paved
Area Quality
Parcel Acreage: 1

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9rr		0	0	1.0000	\$15,500.00	\$15,500.00	\$15,500.00	\$0.00	\$15,500.00

Residential - Assessor's Office

Description Single-Family R 01
Story Height 2.5
Style
Finished Area 1968
Fireplaces 1
Heat Type Central Warm Air
Air Cond 0
Bedrooms 3
Living Rooms: 0
Dining Rooms: 0
Family Rooms: 0
Finished Rooms: 7
Full Baths 1
Full Bath Fixtures 3
Half Baths 0
Half Bath Fixtures 0
Kitchen Sinks 1
Water Heaters 1
Add Fixtures 0

Floor	Construction	Base	Finish
1	Wood Frame	1824	1296
1/2	Wood Frame	288	288
2	Wood Frame	384	384
B		192	0
C		480	0
S		1128	0

Features	Area
Patio, Concrete	267
Porch, Enclosed Frame	36
Porch, Enclosed Frame	48

COUNTY TAX INFORMATION

Improvements - Assessor's Office

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family R 01	100	D+2	1900	1960	A	1.01	1968	1.5	0
Barn, Pole (T3) R 01	100	D	1900	1980	F	1.01	1620	1.5	0
Utility Shed	100	D	1980	1980	F	1.01	120	1.5	0
Barn, Pole (T3)	100	D	1970	1970	F	1.01	1920	1.5	0
Lean-To	100	D	1970	1970	F	1.01	1024	1.5	0

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
9/7/1995	HELMUTH DYON RAY & LISA	0	9509/0154	\$0.00
11/9/1992	HELMUTH DYON RAY & LISA &	0		\$0.00
10/3/1990	LEAS JOHN BURDETT & EVELYN RUTH TRUS	0		\$0.00
	LEAS JOHN BURDETT ETUX			\$0.00

Transfer History - Auditor's Office

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
31623	2/3/2011	Split Property	Quitclaim Deed	1102-0087	1102	0087	Helmuth, Dyon Ray & Lisa	Helmuth, Dyon Ray & Lisa

Valuation - Assessor's Office

Assessment Year	2019	2019 (2)	2018	2017	2016
Reason	Error Correction (Form 133)	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	6/6/2019	4/16/2019	4/20/2018	3/23/2017	5/28/2016
Land	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500
Land Res (1)	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$114,600	\$129,700	\$95,300	\$94,800	\$70,400
Imp Res (1)	\$103,000	\$114,400	\$82,400	\$81,600	\$66,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$11,600	\$15,300	\$12,900	\$13,200	\$3,600
Total	\$130,100	\$145,200	\$110,800	\$110,300	\$85,900
Total Res (1)	\$118,500	\$129,900	\$97,900	\$97,100	\$82,300
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$11,600	\$15,300	\$12,900	\$13,200	\$3,600

Deductions - Auditor's Office

Tax Year	Deduction Type	Amount
2018 Pay 2019	Mortgage	\$3,000.00
2018 Pay 2019	Homestead - Supplemental	\$18,515.00
2018 Pay 2019	Homestead Credit/ Standard	\$45,000.00
2017 Pay 2018	Mortgage	\$3,000.00
2017 Pay 2018	Homestead - Supplemental	\$18,235.00
2017 Pay 2018	Homestead Credit/ Standard	\$45,000.00
2016 Pay 2017	Mortgage	\$3,000.00
2016 Pay 2017	Homestead - Supplemental	\$13,055.00
2016 Pay 2017	Homestead Credit/ Standard	\$45,000.00
2015 Pay 2016	Mortgage	\$3,000.00
2015 Pay 2016	Homestead - Supplemental	\$12,320.00
2015 Pay 2016	Homestead Credit/ Standard	\$45,000.00
2014 Pay 2015	Mortgage	\$3,000.00
2014 Pay 2015	Homestead - Supplemental	\$10,206.00
2014 Pay 2015	Homestead Credit/ Standard	\$43,740.00
2013 Pay 2014	Mortgage	\$3,000.00
2013 Pay 2014	Homestead - Supplemental	\$10,304.00
2013 Pay 2014	Homestead Credit/ Standard	\$44,160.00
2012 Pay 2013	Mortgage	\$3,000.00
2012 Pay 2013	Homestead - Supplemental	\$11,165.00
2012 Pay 2013	Homestead Credit/ Standard	\$45,000.00
2011 Pay 2012	Mortgage	\$3,000.00
2011 Pay 2012	Homestead - Supplemental	\$10,955.00
2011 Pay 2012	Homestead Credit/ Standard	\$45,000.00
2010 Pay 2011	Mortgage	\$3,000.00
2010 Pay 2011	Homestead - Supplemental	\$10,458.00
2010 Pay 2011	Homestead Credit/ Standard	\$44,820.00
2009 Pay 2010	Mortgage	\$3,000.00
2009 Pay 2010	Homestead - Supplemental	\$10,290.00
2009 Pay 2010	Homestead Credit/ Standard	\$44,100.00

COUNTY TAX INFORMATION

Tax Year	Deduction Type	Amount
2008 Pay 2009	Mortgage	\$3,000.00
2008 Pay 2009	Homestead - Supplemental	\$10,290.00
2008 Pay 2009	Homestead Credit/ Standard	\$44,100.00
2007 Pay 2008	Mortgage	\$3,000.00
2007 Pay 2008	Homestead Credit/ Standard	\$37,700.00
2006 Pay 2007	Mortgage	\$3,000.00
2006 Pay 2007	Homestead Credit/ Standard	\$36,900.00
2005 Pay 2006	Mortgage	\$3,000.00
2005 Pay 2006	Homestead Credit/ Standard	\$33,250.00
2004 Pay 2005	Mortgage	\$3,000.00
2004 Pay 2005	Homestead Credit/ Standard	\$33,250.00
2003 Pay 2004	Mortgage	\$3,000.00
2003 Pay 2004	Homestead Credit/ Standard	\$33,250.00
2002 Pay 2003	Mortgage	\$3,000.00
2002 Pay 2003	Homestead Credit/ Standard	\$33,250.00

Tax History - Auditor's Office

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
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$226.03	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$5.00	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$226.03	\$226.03
2018 Pay 2019	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$0.00	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$181.61	
2017 Pay 2018	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$5.00	
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$181.61	
2017 Pay 2018	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$0.00	
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$101.24	
2016 Pay 2017	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$5.00	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$101.24	
2016 Pay 2017	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$0.00	
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$90.88	
2015 Pay 2016	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$5.00	
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$90.88	
2015 Pay 2016	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$0.00	
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$80.52	
2014 Pay 2015	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$5.00	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$80.52	
2014 Pay 2015	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$0.00	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$77.95	
2013 Pay 2014	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$5.00	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$77.95	
2013 Pay 2014	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$0.00	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$83.18	
2012 Pay 2013	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$5.00	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$83.18	
2012 Pay 2013	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$0.00	

Total:

Tax Year	Amount	Bal Due
2018 Pay 2019	\$457.06	\$226.03
2017 Pay 2018	\$368.22	
2016 Pay 2017	\$207.48	
2015 Pay 2016	\$186.76	
2014 Pay 2015	\$166.04	
2013 Pay 2014	\$160.90	
2012 Pay 2013	\$171.36	

Payments - Treasurer's Office

Detail:

Tax Year	Payment Date	Amount
2018 Pay 2019	5/23/2019	\$231.03
2017 Pay 2018	11/8/2018	\$181.61
2017 Pay 2018	5/16/2018	\$186.61
2016 Pay 2017	11/9/2017	\$101.24
2016 Pay 2017	5/15/2017	\$106.24
2015 Pay 2016	11/1/2016	\$90.88
2015 Pay 2016	5/12/2016	\$95.88
2014 Pay 2015	11/4/2015	\$80.52
2014 Pay 2015	5/12/2015	\$85.52

COUNTY TAX INFORMATION

Tax Year	Payment Date	Amount
2013 Pay 2014	11/6/2014	\$77.95
2013 Pay 2014	5/8/2014	\$82.95
2012 Pay 2013	11/13/2013	\$83.18
2012 Pay 2013	5/13/2013	\$88.18
2011 Pay 2012	10/24/2012	\$86.50
2011 Pay 2012	5/1/2012	\$91.50
2010 Pay 2011	10/31/2011	\$316.24
2010 Pay 2011	5/4/2011	\$316.24

Total:

Tax Year	Amount
2018 Pay 2019	\$231.03
2017 Pay 2018	\$368.22
2016 Pay 2017	\$207.48
2015 Pay 2016	\$186.76
2014 Pay 2015	\$166.04
2013 Pay 2014	\$160.90
2012 Pay 2013	\$171.36
2011 Pay 2012	\$178.00
2010 Pay 2011	\$632.48

Map



No data available for the following modules: Property Record Card.

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COUNTY TAX INFORMATION



Summary - Auditor's Office

Parcel ID 761203000010010014
Alternate ID 12-03-000-010.010-17
Property Address S 800 W
Hudson, IN 46747
Sec/Twp/Rng 03/36/12
Tax Set SALEM TWP
Subdivision N/A
Brief Tax Description N PT NW FR Sec 3 27.45A
(Note: Not to be used on legal documents)
Book/Page 1102-0087 (2/3/2011)
Acres 27.450
Class 199 - Other agricultural use

Owners - Auditor's Office

Deeded Owner
[DLH Dairy Farm LLC](#)
2010 S 800 W
HUDSON, IN 46747

Taxing District - Assessor's Office

County: Steuben
Township: SALEM TOWNSHIP
State District 014 SALEM TOWNSHIP
Local District: 17
School Corp: PRAIRIE HEIGHTS COMMUNITY
Neighborhood: 171054 AG/RURAL RES - HOMESITES

Site Description - Assessor's Office

Topography: Rolling
Public Utilities: Electricity
Street or Road: Paved
Area Quality
Parcel Acreage: 27.45

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way		0	0	.65	\$1,560.00	\$1,560.00	\$1,014.00	(\$100.00)	\$0.00
Residential Excess Acreage		0	0	1.24	\$6,000.00	\$6,000.00	\$7,440.00	\$0.00	\$7,440.00
Legal Ditch		0	0	.41	\$1,560.00	\$1,560.00	\$639.60	(\$100.00)	\$0.00
Tillable Cropland	BZ	0	0	.6	\$1,560.00	\$1,997.00	\$1,198.20	\$0.00	\$1,200.00
Land Used by Farm Buildings	BZ	0	0	.22	\$1,560.00	\$1,997.00	\$439.34	(\$40.00)	\$260.00
Tillable Cropland	HT	0	0	2.52	\$1,560.00	\$780.00	\$1,965.60	\$0.00	\$1,970.00
Tillable Cropland	MFB	0	0	2.47	\$1,560.00	\$1,123.00	\$2,773.81	\$0.00	\$2,770.00
Land Used by Farm Buildings	WSB	0	0	.05	\$1,560.00	\$1,466.00	\$73.30	(\$40.00)	\$40.00
Tillable Cropland	WSB	0	0	2.55	\$1,560.00	\$1,466.00	\$3,738.30	\$0.00	\$3,740.00
Land Used by Farm Buildings	WVC3	0	0	.1	\$1,560.00	\$1,201.00	\$120.10	(\$40.00)	\$70.00
Tillable Cropland	WVC3	0	0	2.86	\$1,560.00	\$1,201.00	\$3,434.86	\$0.00	\$3,430.00
Tillable Cropland	WX	0	0	13.78	\$1,560.00	\$1,732.00	\$23,866.96	\$0.00	\$23,870.00

Improvements - Assessor's Office

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Barn, Pole (T3) R 01 (3648sqft)	100	C	1900	1900	A	1.01	4608	1.5	0
Silo R 01 (314sqft)	100	C	1940	1940	F	1.01	314	1.5	0
Milk House R 01 (676sqft)	100	D	1930	1930	A	1.01	900	1.5	0
Utility Shed R 01 (100sqft)	100	D	1900	1997	F	1.01	100	1.5	0
Barn, Pole (T3) R 01 (1200sqft)	100	C	1997	1997	A	1.01	1200	1.5	0
Lean-To R 01 (840sqft)	100	C	1997	1997	A	1.01	1140	1.5	0

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
11/11/2010	DLH DAIRY FARM LLC		1102/0087	\$0.00
9/7/1995	HELMUTH DYON RAY & LISA	0	9509/0154	\$0.00

Valuation - Assessor's Office

Assessment Year	2019	2018	2017	2016	2015
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/16/2019	4/24/2018	3/23/2017	5/28/2016	7/9/2015
Land	\$44,800	\$39,500	\$45,300	\$48,000	\$50,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0

COUNTY TAX INFORMATION

Assessment Year	2019	2018	2017	2016	2015
Land Non Res (2)	\$37,400	\$39,100	\$44,900	\$47,600	\$49,800
Land Non Res (3)	\$7,400	\$400	\$400	\$400	\$400
Improvement	\$33,500	\$23,800	\$23,200	\$21,400	\$20,600
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$33,500	\$23,800	\$23,200	\$21,400	\$20,600
Total	\$78,300	\$63,300	\$68,500	\$69,400	\$70,800
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$37,400	\$39,100	\$44,900	\$47,600	\$49,800
Total Non Res (3)	\$40,900	\$24,200	\$23,600	\$21,800	\$21,000

Tax History - Auditor's Office

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
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$331.16	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$20.59	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$331.16	\$331.16
2018 Pay 2019	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$20.59	\$20.59
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$290.98	
2017 Pay 2018	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$20.59	
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$290.98	
2017 Pay 2018	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$20.59	
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$293.26	
2016 Pay 2017	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$20.59	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$293.26	
2016 Pay 2017	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$20.59	
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$296.84	
2015 Pay 2016	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$20.59	
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$296.84	
2015 Pay 2016	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$20.59	
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$301.70	
2014 Pay 2015	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$20.59	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$301.70	
2014 Pay 2015	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$20.59	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$254.67	
2013 Pay 2014	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$20.59	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$254.67	
2013 Pay 2014	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$20.59	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$243.47	
2012 Pay 2013	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$20.59	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$243.47	
2012 Pay 2013	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$20.59	

Total: Tax Year	Amount	Bal Due
2018 Pay 2019	\$703.50	\$351.75
2017 Pay 2018	\$623.14	
2016 Pay 2017	\$627.70	
2015 Pay 2016	\$634.86	
2014 Pay 2015	\$644.58	
2013 Pay 2014	\$550.52	
2012 Pay 2013	\$528.12	

Payments - Treasurer's Office

Detail: Tax Year	Payment Date	Amount
2018 Pay 2019	5/23/2019	\$351.75
2017 Pay 2018	11/8/2018	\$311.57
2017 Pay 2018	5/16/2018	\$311.57
2016 Pay 2017	11/9/2017	\$313.85
2016 Pay 2017	5/15/2017	\$313.85
2015 Pay 2016	11/1/2016	\$317.43
2015 Pay 2016	5/12/2016	\$317.43
2014 Pay 2015	11/4/2015	\$322.29
2014 Pay 2015	5/12/2015	\$322.29
2013 Pay 2014	11/6/2014	\$275.26
2013 Pay 2014	5/8/2014	\$275.26
2012 Pay 2013	11/13/2013	\$264.06
2012 Pay 2013	5/13/2013	\$264.06
2011 Pay 2012	10/24/2012	\$258.08

COUNTY TAX INFORMATION

Tax Year	Payment Date	Amount
2011 Pay 2012	5/1/2012	\$258.08

Total:

Tax Year	Amount
2018 Pay 2019	\$351.75
2017 Pay 2018	\$623.14
2016 Pay 2017	\$627.70
2015 Pay 2016	\$634.86
2014 Pay 2015	\$644.58
2013 Pay 2014	\$550.52
2012 Pay 2013	\$528.12
2011 Pay 2012	\$516.16

Map



No data available for the following modules: Residential - Assessor's Office, Transfer History - Auditor's Office, Deductions - Auditor's Office, Property Record Card.

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COUNTY TAX INFORMATION



Summary - Auditor's Office

Parcel ID 761203000008000014
Alternate ID 12-03-000-008.000-17
Property Address 2010 S 800 W
 Hudson, IN 46747
Sec/Twp/Rng N/A
Tax Set SALEM TWP
Subdivision N/A
Brief Tax Description 017-01174-00 PT W1/2 NW1/4 SEC 3 38.892A
 (Note: Not to be used on legal documents)
Book/Page 1102-0087 (2/3/2011)
Acres 38.892
Class 100 - Ag - Vacant lot

Owners - Auditor's Office

Deeded Owner
 DLH Dairy Farm LLC
 2010 S 800 W
 HUDSON, IN 46747

Taxing District - Assessor's Office

County: Steuben
Township: SALEM TOWNSHIP
State District 014 SALEM TOWNSHIP
Local District: 17
School Corp: PRAIRIE HEIGHTS COMMUNITY
Neighborhood: 171054 AG/RURAL RES - HOMESITES

Site Description - Assessor's Office

Topography: Rolling
Public Utilities: Electricity
Street or Road: Paved
Area Quality
Parcel Acreage: 38.892

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Legal Ditch		0	0	5.37	\$1,560.00	\$1,560.00	\$8,377.20	(\$100.00)	\$0.00
Wetlands	BZ	0	0	.21	\$1,560.00	\$780.00	\$163.80	(\$40.00)	\$100.00
Tillable Cropland	BZ	0	0	.23	\$1,560.00	\$1,997.00	\$459.31	\$0.00	\$460.00
Woodland	BZ	0	0	.2	\$1,560.00	\$1,997.00	\$399.40	(\$80.00)	\$80.00
Non-tillable Land	HT	0	0	.04	\$1,560.00	\$780.00	\$31.20	(\$60.00)	\$10.00
Tillable Cropland	HT	0	0	.03	\$1,560.00	\$780.00	\$23.40	\$0.00	\$20.00
Wetlands	HT	0	0	5.3	\$1,560.00	\$780.00	\$4,134.00	(\$40.00)	\$2,480.00
Woodland	HT	0	0	.46	\$1,560.00	\$780.00	\$358.80	(\$80.00)	\$70.00
Tillable Cropland	MFB	0	0	5.88	\$1,560.00	\$1,123.00	\$6,603.24	\$0.00	\$6,600.00
Road Right of Way	ROB2	0	0	.09	\$1,560.00	\$1,560.00	\$140.40	(\$100.00)	\$0.00
Non-tillable Land	RXB	0	0	.1	\$1,560.00	\$1,529.00	\$152.90	(\$60.00)	\$60.00
Woodland	RXB	0	0	.24	\$1,560.00	\$1,529.00	\$366.96	(\$80.00)	\$70.00
Tillable Cropland	RXB	0	0	3.94	\$1,560.00	\$1,529.00	\$6,024.26	\$0.00	\$6,020.00
Tillable Cropland	RXC	0	0	4.68	\$1,560.00	\$1,388.00	\$6,495.84	\$0.00	\$6,500.00
Woodland	RXC	0	0	.45	\$1,560.00	\$1,388.00	\$624.60	(\$80.00)	\$120.00
Non-tillable Land	RXC	0	0	.4	\$1,560.00	\$1,388.00	\$555.20	(\$60.00)	\$220.00
Wetlands	RXC	0	0	.17	\$1,560.00	\$780.00	\$132.60	(\$40.00)	\$80.00
Tillable Cropland	WH	0	0	.01	\$1,560.00	\$1,732.00	\$17.32	\$0.00	\$20.00
Tillable Cropland	WSC	0	0	1.17	\$1,560.00	\$1,264.00	\$1,478.88	\$0.00	\$1,480.00
Tillable Cropland	WX	0	0	7.272	\$1,560.00	\$1,732.00	\$12,595.10	\$0.00	\$12,600.00
Non-tillable Land	WX	0	0	.06	\$1,560.00	\$1,732.00	\$103.92	(\$60.00)	\$40.00
Woodland	WX	0	0	1.95	\$1,560.00	\$1,732.00	\$3,377.40	(\$80.00)	\$680.00
Wetlands	WX	0	0	.64	\$1,560.00	\$780.00	\$499.20	(\$40.00)	\$300.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
2/3/2011	DLH DAIRY FARM LLC		1102/0087	\$0.00
6/3/1994	HELMUTH DYON R & LISA T/E	0		\$0.00
3/17/1981	DUNTEN LOIS E TRUSTEE	0		\$0.00
	EMERSON EVA B			\$0.00

Transfer History - Auditor's Office

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
31624	2/3/2011	Change Ownership	Quitclaim Deed	1102-0087	1102	0087	Helmuth, Dyon R & Lisa	DLH Dairy Farm LLC

COUNTY TAX INFORMATION

Valuation - Assessor's Office

Assessment Year	2019	2018	2017	2016	2015
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/16/2019	4/24/2018	3/23/2017	5/28/2016	7/9/2015
Land	\$38,000	\$37,000	\$42,600	\$45,100	\$47,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$38,000	\$37,000	\$42,600	\$45,100	\$47,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$38,000	\$37,000	\$42,600	\$45,100	\$47,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$38,000	\$37,000	\$42,600	\$45,100	\$47,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

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
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$193.57	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$29.17	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$193.57	\$193.57
2018 Pay 2019	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$29.17	\$29.17
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$180.96	
2017 Pay 2018	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$29.17	
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$180.96	
2017 Pay 2018	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$29.17	
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$190.57	
2016 Pay 2017	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$29.17	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$190.57	
2016 Pay 2017	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$29.17	
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$197.90	
2015 Pay 2016	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$29.17	
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$197.90	
2015 Pay 2016	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$29.17	
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$202.27	
2014 Pay 2015	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$29.17	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$202.27	
2014 Pay 2015	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$29.17	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$166.77	
2013 Pay 2014	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$29.17	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$166.77	
2013 Pay 2014	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$29.17	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$162.61	
2012 Pay 2013	Special Assessment Detail	Tax	HAMMOND-GREENO 1st Installment Tax	\$29.17	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$162.61	
2012 Pay 2013	Special Assessment Detail	Tax	HAMMOND-GREENO 2nd Installment Tax	\$29.17	
Total:					
Tax Year	Amount	Bal Due			
2018 Pay 2019	\$445.48	\$222.74			
2017 Pay 2018	\$420.26				
2016 Pay 2017	\$439.48				
2015 Pay 2016	\$454.14				
2014 Pay 2015	\$462.88				
2013 Pay 2014	\$391.88				
2012 Pay 2013	\$383.56				

Payments - Treasurer's Office

Detail:		
Tax Year	Payment Date	Amount
2018 Pay 2019	5/23/2019	\$222.74
2017 Pay 2018	11/8/2018	\$210.13
2017 Pay 2018	5/16/2018	\$210.13
2016 Pay 2017	11/9/2017	\$219.74
2016 Pay 2017	5/15/2017	\$219.74
2015 Pay 2016	11/1/2016	\$227.07
2015 Pay 2016	5/12/2016	\$227.07

COUNTY TAX INFORMATION

Tax Year	Payment Date	Amount
2014 Pay 2015	11/4/2015	\$231.44
2014 Pay 2015	5/12/2015	\$231.44
2013 Pay 2014	11/6/2014	\$195.94
2013 Pay 2014	5/8/2014	\$195.94
2012 Pay 2013	11/13/2013	\$191.78
2012 Pay 2013	5/13/2013	\$191.78
2011 Pay 2012	10/24/2012	\$173.58
2011 Pay 2012	5/1/2012	\$173.58
2010 Pay 2011	10/31/2011	\$151.55
2010 Pay 2011	5/4/2011	\$151.55

Total:

Tax Year	Amount
2018 Pay 2019	\$222.74
2017 Pay 2018	\$420.26
2016 Pay 2017	\$439.48
2015 Pay 2016	\$454.14
2014 Pay 2015	\$462.88
2013 Pay 2014	\$391.88
2012 Pay 2013	\$383.56
2011 Pay 2012	\$347.16
2010 Pay 2011	\$303.10

Generate Owner List by Radius

Distance:

100

Feet

Show address of: ☒ Owner ☐ Property

Download format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

Additional owner options:

☒ All Owners

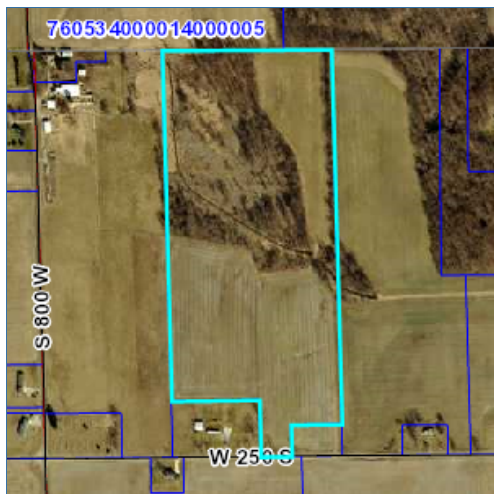
Additional mailing label options:

☐ Show parcel id on label

Skip labels:

0

Map



No data available for the following modules: Residential - Assessor's Office, Improvements - Assessor's Office, Deductions - Auditor's Office, Sketches - Assessor's Office, Property Record Card.

Steuben County, its employees, agents, and personnel, makes no representation or warranty as to the accuracy of this website's information — in particular, the info's accuracy pertaining to labeling, dimensions, contours, property boundaries, and placement or location of any map features.
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Last Data Upload: 8/9/2019, 1:57:22 AM

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Version 2.3.2



PRELIMINARY TITLE AGREEMENT

PRELIMINARY TITLE AGREEMENT

COMMITMENT FOR TITLE INSURANCE COMMONWEALTH LAND TITLE INSURANCE COMPANY

SCHEDULE A

Commitment #1908257

1. Effective Date: 07/31/19 @ 08:00 AM
2. Policy or Policies to be issued:
 - (a) Owner's Policy (6/17/06) Policy Amount \$ To Be Determined
Proposed Insured: To Be Determined
 - (b) Loan Policy (6/17/06) Policy Amount \$
Proposed Insured:
3. The Fee Simple Interest in the land described in this Commitment, at the Effective Date is vested in:
TRACT I: Dyon Ray Helmuth and Lisa Helmuth, husband and wife
TRACT II: Dyon R. Helmuth and Lisa M. Helmuth, husband and wife
TRACT III: DLH Dairy Farm, LLC, an Indiana limited liability company
4. The land referred to in this Commitment is situated in the State of Indiana, County of Steuben, and is described as follows:
SEE SCHEDULE A - SECTION II ATTACHED HERETO AND INCORPORATED
HEREIN



Heather M. Burkett
Guardian Title Company
125 S PUBLIC SQ
ANGOLA IN 46703
(260) 665-2314

PRELIMINARY TITLE AGREEMENT

Commitment #1908257

SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

All taxes, charges, and assessments levied and assessed against the real estate, which are due and payable, must be paid.

Effective July 1, 2006, any documents requiring a preparation statement which are executed or acknowledged in Indiana must contain the following affirmation statement as required by IC 36-2-11-15; "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law." [Sign, Print or Type Name]

Notice: The title company/closing agent may not file real estate tax exemptions with the Steuben County Auditor's Office. It is the responsibility of the property owner. The title company/closing agent assumes no financial responsibility as to unfiled or misfiled exemptions.

NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000.00 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000.00 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500.00.

1. Warranty Deed, from TRACT I: Dyon Ray Helmuth and Lisa Helmuth, husband and wife, TRACT II: Dyon R. Helmuth and Lisa M. Helmuth, husband and wife, AND TRACT III: DLH Dairy Farm, LLC, an Indiana limited liability company, to To Be Determined.
2. A resolution must be secured and provided to this examiner from the Board of Directors of DLH Dairy Farm, LLC, an Indiana limited liability company, authorizing the Sale, and stating the Officers authorized to execute the Documents. **(TRACT III)**
3. NOTE: Compliance with IC 6-1.1-5.5-1 et seq, and as amended, which provides for the filing of a Sales Disclosure Form, which must accompany the required conveyance, may be required in order to make said conveyance eligible for recordation.
4. Vendors, (Sellers), Closing Affidavit to be furnished this office.
5. The company may make other requirements or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.

PRELIMINARY TITLE AGREEMENT

Commitment #1908257

SCHEDULE B - SECTION II EXCEPTIONS

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.

Rights or claims of parties in possession but not shown by the public records.

Easements, or claims of easements, not shown by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or special assessments which are not shown as existing liens by the public records.

1. Taxes for 2018, due and payable in the year 2019

Property #761203000010000014

Legal Description: N PT NW FR SEC 3 1A

Land Value \$15,500 Improvements \$95,300

Exemptions \$45,000 Hmstd-Standard \$18,515 Hmstd-Supplmntl \$3,000 Mortgage

SALEM TWP	1 st Installment Tax	\$226.03	PAID
SALEM TWP	2 nd Installment Tax	\$226.03	NOT PAID
HAMMOND-GREENO	Annual Assessment Tax	\$5.00	PAID

****PLEASE NOTE: The Assessed Improvements Value for the above Property Number increases to \$114,600 for the 2019 PAY 2020 Assessment Year.***

Property #761204000002120014

Legal Description: PT NE FR 1/4 SEC 4 .07A

Land Value \$200 Improvements \$0 Exemptions \$0

SALEM TWP	1 st Installment Tax	\$2.50	NOT PAID
SALEM TWP	1 st Installment Penalty	\$0.25	NOT PAID
SALEM TWP	2 nd Installment Tax	\$2.50	NOT PAID
HAMMOND-GREENO	Annual Assessment Tax	\$5.00	NOT PAID
HAMMOND-GREENO	Annual Assessment Penalty	\$0.50	NOT PAID

PRELIMINARY TITLE AGREEMENT

Property #761203000010010014

Legal Description: N PT NW FR SEC 3 27.45A

Land Value \$39,500	Improvements \$23,800	Exemptions \$0	
SALEM TWP	1 st Installment Tax	\$331.16	PAID
SALEM TWP	2 nd Installment Tax	\$331.16	NOT PAID
HAMMOND-GREENO	1 st Installment Tax	\$20.59	PAID
HAMMOND-GREENO	2 nd Installment Tax	\$20.59	NOT PAID

****PLEASE NOTE: The Assessed Land Value increases to \$44,800 and the Assessed Improvements Value increases to \$33,500 for the above Property Number for the 2019 PAY 2020 Assessment Year.***

Property #761203000008000014

Legal Description: PT W1/2 NW1/4 SEC 3 38.892A

Land Value \$37,000	Improvements \$0	Exemptions \$0	
SALEM TWP	1 st Installment Tax	\$193.57	PAID
SALEM TWP	2 nd Installment Tax	\$193.57	NOT PAID
HAMMOND-GREENO	1 st Installment Tax	\$29.17	PAID
HAMMOND-GREENO	2 nd Installment Tax	\$29.17	NOT PAID

Property #761203000007000014

Legal Description: IN S PT NW1/4 SEC 3 1A

Land Value \$800	Improvements \$0	Exemptions \$0	
SALEM TWP	1 st Installment Tax	\$4.18	PAID
SALEM TWP	2 nd Installment Tax	\$4.18	NOT PAID
HAMMOND-GREENO	Annual Assessment Tax	\$5.00	PAID

2. Taxes for 2019, due and payable in the year 2020, which became a lien on January 1, 2019, and which are not yet due and payable.
3. 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.
4. Rights of others to use that portion of the subject real estate which lies within the right of way of public roads and/or highways.
5. Possible rights of tile and/or drainage ditches.
6. Subject to any adverse claim of title to that portion, if any, of the land described in Schedule C, that lies below the ordinary low water mark of creeks/streams/rivers/ponds/ditches/lakes/waterways, and any adverse claim based on the assertion that some portion of said creeks/streams/rivers/ponds/ditches/lakes/waterways was created by artificial means. Also, such rights and easements for navigation, commerce or recreation, which may exist over that portion of said land beneath the water of said creeks/streams/rivers/ponds/ditches/lakes/waterways, and rights of upper and lower littoral owners with respect to said creeks/streams/rivers/ponds/ditches/lakes/waterways.

PRELIMINARY TITLE AGREEMENT

7. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.
8. Mortgage, in the original amount of \$40,521.50, from PARCEL I: Dyon Ray Helmuth and Lisa Helmuth, husband and wife; PARCEL II: Dyon R. Helmuth and Lisa Helmuth, husband and wife, to Farm Credit Services of Mid-America, FLCA, dated September 14, 2007, recorded September 19, 2007, as Instrument Number 07090456, in the Office of the Recorder of Steuben County, Indiana.
9. Mortgage, in the original amount of 187,379.00, from Dyon R. Helmuth and Lisa Helmuth, husband and wife, to Farm Credit Services of Mid-America, FLCA, dated January 29, 2007, recorded February 6, 2007, as Instrument Number 07020169, in the Office of the Recorder of Steuben County, Indiana.
10. Mortgage, in the original amount of \$265,364.67, from Dyon Ray Helmuth, husband and wife (TRACT I), and DLH Dairy Farm LLC, an Indiana limited liability company (TRACT 3), to Farm Credit Mid-America, FLCA, dated April 1, 2013, recorded June 19, 2013, as Instrument Number 13060456, in the Office of the Recorder of Steuben County, Indiana.
11. Oil & Gas Lease, by and between, Dyon Ray Helmuth and Lisa Helmuth, husband and wife; and Melvin L. Helmuth and Marcia L. Helmuth, husband and wife, and Baltic Energy Corporation, dated September 3, 1993, recorded January 11, 1994, in Oil & Gas Lease, Record 7, Page 333, in the Office of the Recorder of Steuben County, Indiana. Assigned to Parker and Parsley Development Company, by written assignment, dated April 20, 1994, recorded April 20, 1995, as Instrument Number 95040371, in the Office of the Recorder of Steuben County, Indiana. Further assigned, to Deka Exploration, Inc., by written assignment, dated August 17, 1995, recorded October 17, 1996, as Instrument Number 96100467, in the Office of the Recorder of Steuben County, Indiana.
12. Oil and Gas Lease, by and between, Dyon Ray Helmuth a/k/a Dyon R. Helmuth and Lisa Helmuth, husband and wife, and Antrim Energy, LLC, dated May 18, 2007, recorded November 16, 2007, as Instrument Number 07110551, in the Office of the Recorder of Steuben County, Indiana.
13. Judgment search has been made against, Dyon Ray Helmuth and Lisa Helmuth, as husband and wife, for ten years last past and NONE FOUND, (TRACT 1).
14. Judgment search has been made against, Dyon R. Helmuth and Lisa M. Helmuth, as husband and wife, for ten years last past and NONE FOUND, (TRACT 2).
15. Judgment search has been made against, DLH Dairy Farm, LLC, as an Indiana limited liability company, for ten years last past and NONE FOUND, (TRACT 3).

PRELIMINARY TITLE AGREEMENT

Commitment #1908257

SCHEDULE A - SECTION II PROPERTY DESCRIPTION

The land referred to in this Commitment is situated in the State of Indiana, County of Steuben, and is described as follows:

TRACT 1:

A Tract of Land located in the Northwest Quarter of Section 3, Township 36 North, Range 12 East, in Steuben County, the State of Indiana, more fully described as follows:

Commencing at a Rebar Stake situated in the Southwest Corner of said Northwest Quarter; Thence North 01 degree 39 minutes 53 seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a Distance of 1,956.43 Feet along the West Line of said Northwest Quarter to a Rebar Stake with Cap (FIRM 0042), the True Point of Beginning; Thence North 89 degrees 43 minutes 35 seconds East, a Distance of 213.59 Feet to a Rebar Stake with Cap (FIRM 0042); Thence North 01 degree 39 minutes 53 seconds West, a Distance of 105.13 Feet to a Rebar Stake with Cap (FIRM 0042); Thence North 89 degrees 43 minutes 35 seconds East, a Distance of 157.85 Feet to a Rebar Stake with Cap (FIRM 0042); Thence North 01 degree 39 minutes 53 seconds West, a Distance of 56.94 Feet to a Rebar Stake with Cap (FIRM 0042); Thence South 89 degrees 43 minutes 35 seconds West, a Distance of 371.44 Feet along the North Line of said Northwest Quarter to a Rebar Stake with Cap (FIRM 0042) in the Northwest Corner thereof; Thence South 01 degree 39 minutes 53 seconds East, a Distance of 162.08 Feet, to the Point of Beginning, said Tract containing 1.00 Acres, more or less.

TRACT 2:

A Tract of Land located in the Northeast Quarter of Section 4, Township 36 North, Range 12 East, in Steuben County, the State of Indiana, more fully described as follows:

Commencing at a Rebar Stake situated in the Southeast Corner of said Northeast Quarter; Thence North 01 degree 39 minutes 53 seconds West (Indiana State Plane Coordinate System East Zone-GPS Basis of Bearings), a Distance of 1,956.43 Feet along the East Line of said Northeast Quarter to a Rebar Stake with Cap (FIRM 0042), the True Point of Beginning; Thence North 01 degree 39 minutes 53 seconds West, a Distance of 162.08 Feet along the East Line of said Northeast Quarter to a Rebar Stake with Cap (FIRM 0042) in the Northeast Corner thereof; Thence South 89 degrees 43 minutes 35 seconds West, a Distance of 27.22 Feet along the North Line of said Northeast Quarter to a Marker Spike with Tag (FIRM 0042); Thence Southerly, a Distance of 38.25 Feet along the Centerline of County Road 800 West being a Circular Arc that is Concave Easterly, having a Radius Measuring 1,275.00 Feet, having a Central Angle Measuring 01 degree 43 minutes 08 seconds, and having a Long Chord Bearing South 07 degrees 16 minutes 34 seconds East and Measuring 38.25 Feet a Marker Spike with Tag (FIRM 0042) in the Beginning of a Tangent Line; Thence South 08 degrees 08 minutes 08 seconds East, for a Distance of 96.65 Feet along said Centerline to a Marker Spike with Tag (FIRM 0042) in the Beginning of a Tangent Circular Arc; Thence Southerly, a Distance of 28.56 Feet along said

PRELIMINARY TITLE AGREEMENT

Centerline being a Circular Arc that is Concave Westerly, having a Radius Measuring 1,975.00 Feet, having a Central Angle Measuring 00 degrees 49 minutes 43 seconds, and having a Long Chord Bearing South 07 degrees 43 minutes 17 seconds East and Measuring 28.56 Feet to a Marker Spike with Tag (FIRM 0042); Thence North 89 degrees 43 minutes 35 seconds East, a Distance of 9.57 Feet to the Point of Beginning, said Tract containing 0.07 Acres, more or less.

TRACT 3:

Thirty Acres of Land off the West Side of the Northwest Fractional Quarter of Section 3, Township 36 North, Range 12 East, excepting One and One Half Acres in the Southwest Corner used as a Cemetery.

ALSO: Part of the Northwest Quarter of Section 3, Township 36 North, Range 12 East, Steuben County, Indiana, and more particularly described as follows:

Commencing at the Southwest Corner of said Northwest Quarter running South 88 degrees 05 minutes 15 seconds East, along the South Line of said Northwest Quarter 1,100.13 Feet to the Point of Beginning; Thence continuing South 88 degrees 05 minutes 15 seconds East along said South Line 431.11 Feet; Thence North 00 degrees 38 minutes 17 seconds East 2,109.66 Feet; Thence North 88 degrees 00 minutes 35 seconds West, along the North Line of said Northwest Quarter 892.75 Feet; Thence South 00 degrees 27 minutes 45 seconds West, 1,817.66 Feet; Thence South 88 degrees 45 minutes 15 seconds East, 461.28 Feet; Thence South 01 degree 39 minutes 29 seconds West, 298.28 Feet to the Point of Beginning.

EXCEPTING: A Tract of Land located in the Northwest Quarter of Section 3, Township 36 North, Range 12 East, in Steuben County, the State of Indiana, more fully described as follows:

Commencing at a Rebar Stake situated in the Southwest Corner of said Northwest Quarter; Thence North 01 degree 39 minutes 53 seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a Distance of 1,956.43 Feet along the West Line of said Northwest Quarter to a Rebar Stake with Cap (FIRM 0042), the True Point of Beginning; Thence North 89 degrees 43 minutes 35 seconds East, a Distance of 213.59 Feet to a Rebar Stake with Cap (FIRM 0042); Thence North 01 degree 39 minutes 53 seconds West, a Distance of 105.13 Feet to a Rebar Stake with Cap (FIRM 0042); Thence North 89 degrees 43 minutes 35 seconds East, a Distance of 157.85 Feet to a Rebar Stake with Cap (FIRM 0042); Thence North 01 degree 39 minutes 53 seconds West, a Distance of 56.94 Feet to a Rebar Stake with Cap (FIRM 0042); Thence South 89 degrees 43 minutes 35 seconds West, a Distance of 371.44 Feet along the North Line of said Northwest Quarter to a Rebar Stake with Cap (FIRM 0042) in the Northwest Corner thereof; Thence South 01 degree 39 minutes 53 seconds East, a Distance of 162.08 Feet, to the Point of Beginning, said Tract containing 1.00 Acres, more or less.

PRELIMINARY TITLE AGREEMENT

Commitment #1908257

**GUARDIAN TITLE COMPANY
and
COMMONWEALTH LAND TITLE INSURANCE COMPANY**

PRIVACY POLICY NOTICE

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of GUARDIAN TITLE COMPANY and COMMONWEALTH LAND TITLE INSURANCE COMPANY.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from (our affiliates, or) others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



EQUIPMENT LIST

EQUIPMENT LIST



EQUIPMENT LIST

2014 Livestock Trailer • Tractor • Hay Equipment: • **2014 Platinum Coach** aluminum cattle 8'x24' trailer 2 gates front one slides, side entry plus a fold down ramp door • **1978 McQuerry Four horse** straight load horse trailer w/ 6ft changing room, A/C works great, some new tires. • **7120 Case IH Magnum** 2wd 18.4-42 axle duals, was, 540/1000 rpm pto, 3 remotes, 7509 hours, Total rebuild in 2018 including front seal • **Kuhn 8118 Side Slinger Spreader** in good condition • **1949 Case DC Tractor** starts easy & runs good • **New Holland 1431 discbine Hay Mower**, New Cutter Bar & CV Joint this past spring; • **New Holland BR 740 Silage Special**, net wrap, inoculator tank, almost 15,000 bales • **Howse 10ft 3 point mower** • **Brillion 14' Cultimulcher** • **Case 4row Cultivator** • **H&S 10 ton running gear** • **Coen 3pt Wack-a-Track** • **Farmhand 12' Stalk Chopper**; Wil-Rich 15' fold up drag; • **16ft flat rack bed** • **3 pt dirt scoop** • **Brillion 12' Cultapacker** • **16.9 30 snap on duals** • **300 gal. overhead Fuel Tank** • **40 gal. in bed fuel tank** • **275 gal. fuel tank** • **Standup Hydraulic Log Splitter** • **Old Running Gear** • **1989 Ford Truck F150 XLT Lariat**, 137051 miles, needs timing work • **1967 Chevy 60 Cab Over Grain Truck**, 300 Bushel Box, 101662 miles, doesn't run

Milking & Cattle Equipment: • **Mueller 1000 gal. bulk tank**, auto water, & compressor; plate cooler 42 plates • **Surge Electrobrain Automatic pipeline washer** • **12 – Westfalia Classic 300 miller units** • **12 – Westfalia ACRSS auto takeoffs** • **12 – Surge dual pulsators** • **30' of 3" low line milk line** • **Milk pump** • **Gardner Denver Suttonbuilt 500 vacuum pump** • **Van Dale Silo Unloader** in very good condition • **4 – 1000 bushel Corn Cribs** at two other farms • **Flex auger w/ powerheads & drop tubes** • **10 ton Feed Bin w/ auger** • **7-10 HP electric motors** • **4ft Round Calf Hay Feeder** • **200 gallon SS bulk tank** (no compressor) • **4 – Round Bale Feeders** • **23 Loop Freestalls** • **5 & 10ft Steel feed bunks** • **5ft Rubber Tire Scraper** for Skidloader • **Show Box & Dairy Show Halters**

Mowers & Misc. Farm: • **2016 (sold in 2018) Simplicity Courier 4052 zero turn lawn mower**, 54" welded commercial deck, w/ suspension comfort system, very little use • **Kubota gas lawn tractor w/ deck** • **Bolens gas lawn tractor w/ deck** • **Country Clipper Zero Turn Mower 52"** (needs deck work) • **2500 PSI pressure washer Briggs & Stratton Engine** needs pump • **4- 13ft I Beams** • **Oliver 77 Side Panels & Grill** • **40ft Aluminum Extension Ladder** • **Keipor Generator**, needs work • **12ft Flat Bottom Fishing Boat** • **Craftsman Chop Saw** • **5th Wheel to Gooseneck Adapter** • **Huskee 5HP Cultivator**, needs tune-up • **Bully Dog-Triple Dog Diesel Downloader** for Dodge 5.7L 2003-2007, Ford 6.0L 2003-2007, Ford 7.3L 1999-2002, GM 6.6L 2001-2007

Hay: • **Hay & baleage** - 88 bales of wet wrapped 1st cutting, 60-80 net wrapped dry round bales

Household: • **Wurlitzer Piano** • **Misc. Household items** • **Whirlpool Washer**

Bull Semen: • **Sierra Dessert Breeders Holstein** • **20 – Andy 506H224** • **10 – Ebox 506H800** • **10 – Dahlia 506H803** • **10 – Rhoades 506H802** • **10 – Sean 506H229** • **20 – Kodak 506H703** • **Select Sires & ABS Jersey** • **3 - 1JE221 Bold Venture** • **2 - 76JE156 Tower Vue Prime Tequila-ET** • **3 - 29JE3624 All Lynns Maximum Vernon** • **1 – 29JE3647 All Lynns Restore Vibrant** • **8 – 7JE1067 Oomsdale T Bone Golda-ET** • **6 – 94JE3704 Arethusa Verbatim Response-ET** • **1 – 94JE3868 Arethusa Vitality-ET**



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