### VIRTUAL REAL ESTATE AUCTION BUREAU COUNTY,

### Wednesday, November

10 TRACTS

# INFORMATION BOOKLET



- Hunting and fishing paradise
- Potential opportunity for great camping sites
- Electric access throughout several tracts
- Beautiful building sites
- Relaxing outdoor scenery away from the city
- Productive tillable farmland



### DISCLAIMER

All information contained is believed to be accurate and from accurate resources. Some information has been provided by the current owner. Buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

> AUCTION MANAGER

#### JASON MINNAERT: 309-489-602



950 N. Liberty Dr., Columbia City, IN 46725 800.451.2709 | 260.244.7606 | www.schraderauction.com

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### 1) AUCTION ONLINE REGISTRATION FORM

INDE

### 2) LOCATION, TRACT, & SOIL MAPS

4) FSA INFORMATION

5) SURVEY INFO

6) TAX PARCEL INFO

7) PROPERTY PHOTOS

8) TITLE WORK

# REGISTRATION

#### Virtual Auction Bidder Registration 372± Acres • Bureau County, Illinois Wednesday, November 11, 2020, 6:00PM

Bidder # \_\_\_\_\_ (For Internal Use ONLY )

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, 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:



### I wish to BID ON THE PHONE

\*\*Please check one of the above

1. My name and physical address is as follows:

My phone number is:

- 2. 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.
- 3. I hereby agree to comply with all terms of this sale, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
- 4. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
- 5. I understand that if successful I will be signing the agreement immediately after the auction via DocuSign or equivalent electronic signature as directed by the auction company and shall wire required earnest money funds by the end of the next business day.

- 6. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the phone or 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 the auction over the Internet or over the phone.
- This document must be received in the office of Schrader Real Estate & Auction Co., Inc. by 4:00 PM, Wednesday, November 4, 2020. Return this form via fax to: 260-244-4431 or it can be emailed to kevin@schraderauction.com.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form, you will be sent a bidder number and password (if bidding online) via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder:

#### **Questions about ONLINE BIDDING**

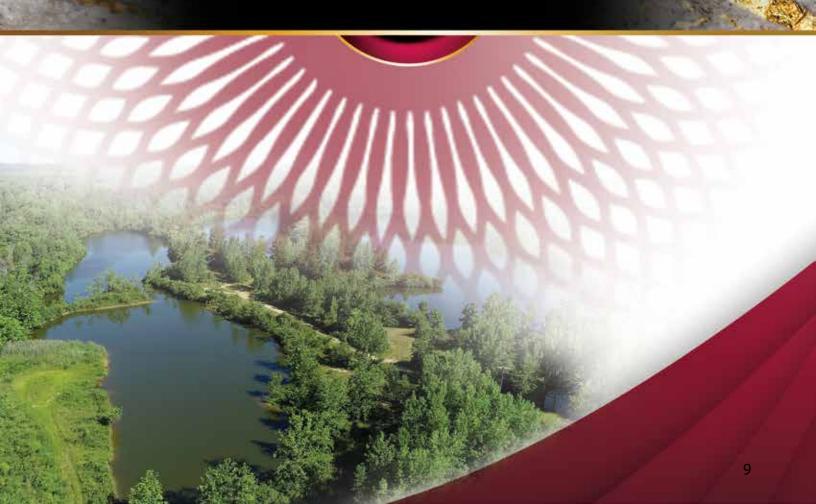
kevin@schraderauction.com or call Kevin Jordan @ 260-244-7606

#### Questions about the PROPERTY or PHONE BIDDING.... Call Jason Minnaert 309-489-6024

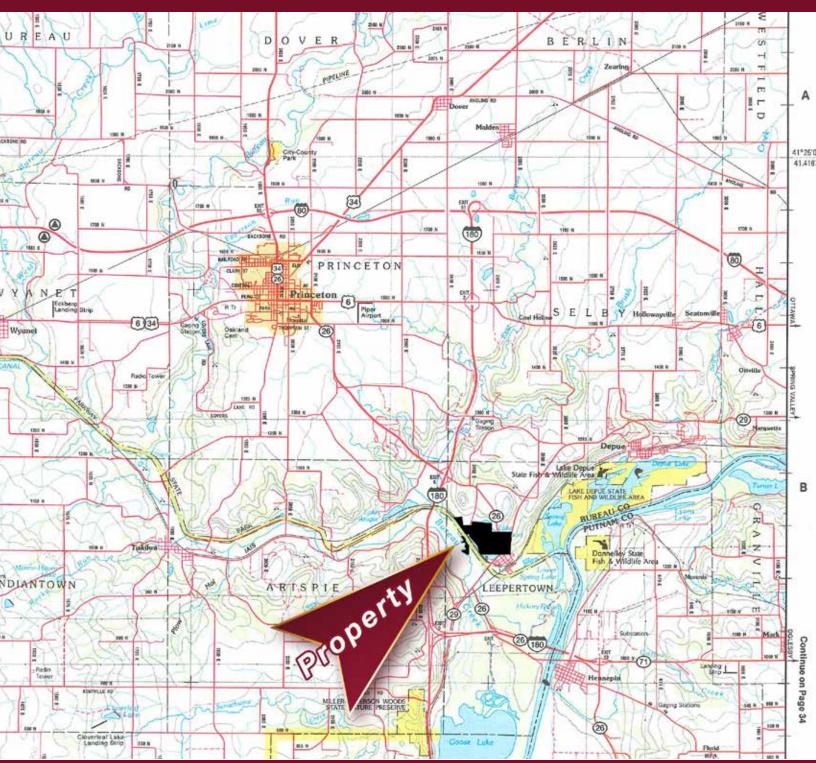
Schrader Real Estate & Auction Company, Inc. 950 North Liberty Drive / PO Box 508, Columbia City, Indiana 46725 Phone 260-244-7606; Fax 260-244-4431

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

### LOCATION, TRACT, & SOIL MAPS

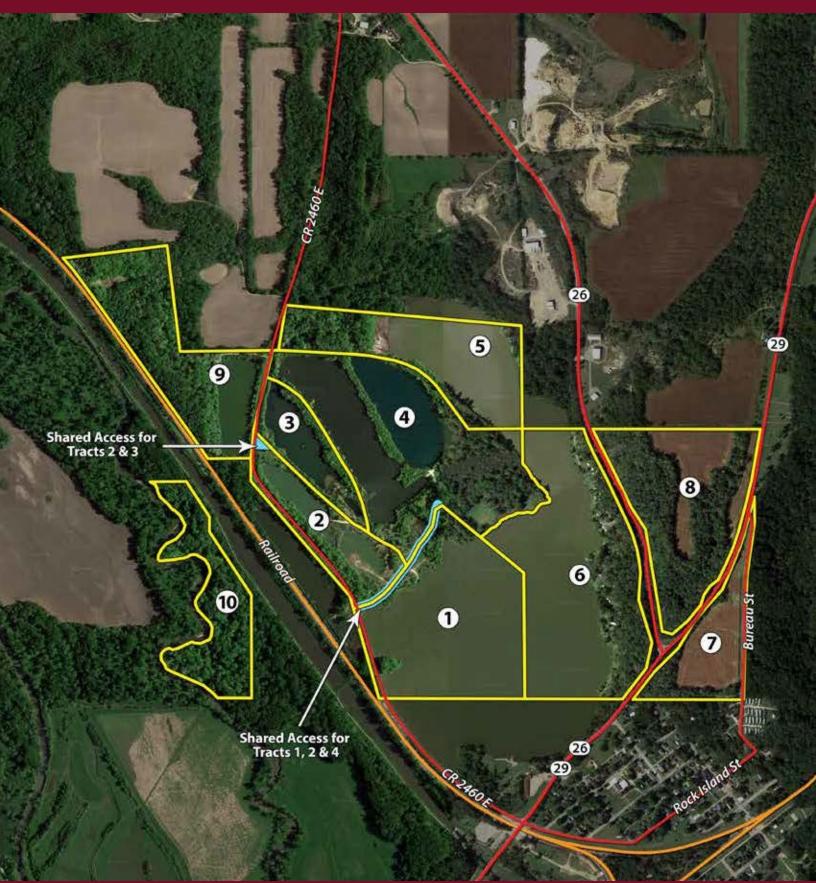


# LOCATION MAP



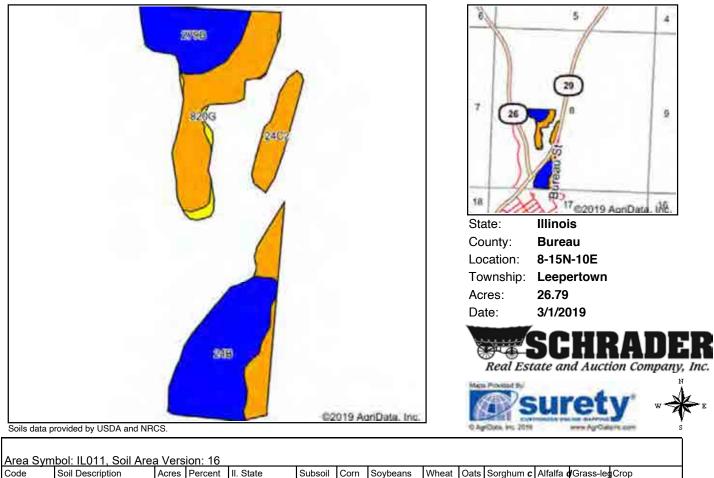
DIRECTIONS TO THE PROPERTY: From I-80 take 180 south for 6 miles until you come to SR 26 exit. Take SR 26 southeast for a mile and a half and you will come to tract 6 on your right and tract 8 on your left. 10

# TRACT MAP



## SOIL MAP

Soils Map



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting <b>a</b>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A		Sorghum <b>c</b> Bu/A	Alfalfa <b>(</b> hay, T/A		Crop productivity index for optimum management
**24B	Dodge silt loam, 2 to 5 percent slopes	8.79	32.8%		FAV	**165	**52	**63	**82	0	**4.84	0.00	**121
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	7.13	26.6%		FAV	**155	**49	**61	**79	0	**4.90	0.00	**113
**24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	5.28	19.7%		FAV	**155	**49	**60	**77	0	**4.55	0.00	**113
**279B	Rozetta silt loam, 2 to 5 percent slopes	5.04	18.8%		FAV	**162	**50	**64	**83	0	**5.22	0.00	**119
**820G	Hennepin-Casco complex, 30 to 60 percent slopes	0.55	2.1%		UNF	**57	**19	**22	**24	0	0.00	**1.57	**43
		•		Weighted	Average	157.6	49.6	61.2	79.2	*-	4.77	0.03	115.3

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <u>http://soilproductivity.nres.illinois.edu/</u> \*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

**a** UNF = unfavorable; FAV = favorable

**b** Soils in the southern region were not rated for oats and are shown with a zero "0".

c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



United States Department of Agriculture Bureau County, Illinois



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA 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 USDA Natural Resources Conservation Service (NRCS).



United States Department of Agriculture Bureau County, Illinois



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA 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 USDA Natural Resources Conservation Service (NRCS).

#### ILLINOIS BUREAU

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



USDA United States Department of Agriculture Farm Service Agency

#### FARM: 1464

Prepared : 9/23/20 3:38 PM Crop Year: 2020

#### Abbreviated 156 Farm Record

Operator Name	:
Farms Associated with Operator	

i unito Associated with operator	•	
		None
CRP Contract Number(s)	:	None
Recon ID	:	
Transferred From	:	None
ARCPLC G/I/F Eligibility	:	Eligible

				Farm Land	Data				
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
547.25	117.04	117.04	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double	Cropped	MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	117.04	0.	00	0.00		0.00	0.00	0.00

	Crop Election Choice	
ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP			
Corn	117.00	0.00	117	0			
TOTAL	117.00	0.00					

 10	_	0
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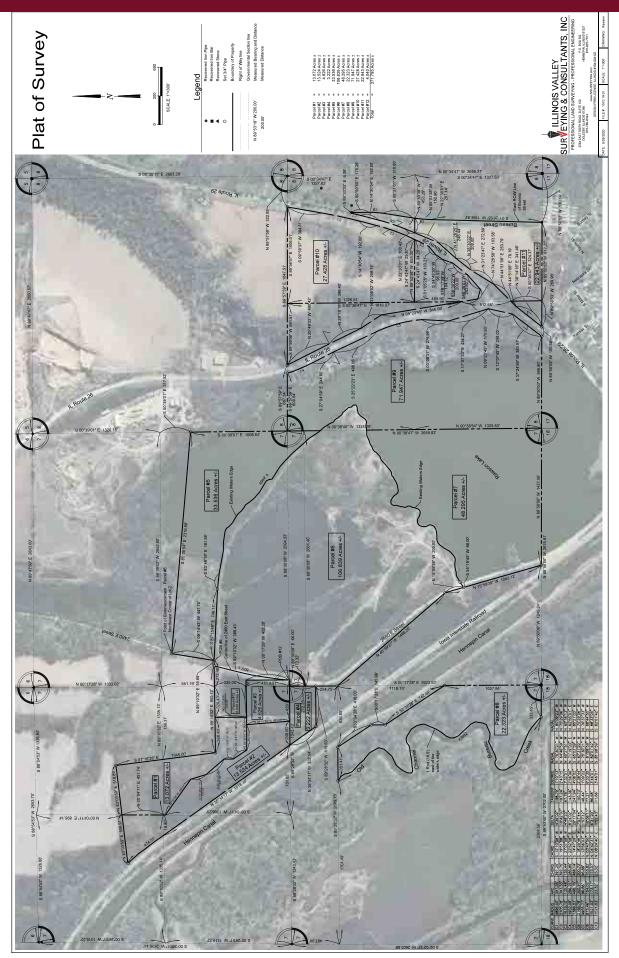
Tract Number	:	2668
Description	:	SEC 7 8 LEEPERTOWN
FSA Physical Location	:	ILLINOIS/BUREAU
ANSI Physical Location	:	ILLINOIS/BUREAU
BIA Unit Range Number	:	
HEL Status	:	HEL field on tract. Conservation system being actively applied
Wetland Status	:	Wetland determinations not complete
WL Violations	:	None
Owners	:	RAWSON CECELIATR
Other Producers	:	None
Recon ID	:	None

Tract Land Data								
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	
448.89	27.53	27.53	0.00	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod	
0.00	0.00	27.53	0.00	0.00	0.00	0.00	0.00	

	DCP Crop Data		
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

# SURVEY INFO

# SURVEY INFO



#### COUNTY OF LASALLE ) STATE OF ILLINOIS )

)SS

of Property Surveyed

### Parcel #1

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### Parcel #2

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### Parcel#3

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### Parcel #4

Biguing the set of each of the set of the authorate core of character for the set of the mode the set of the s

### Parcel #5

All of Luct Two (2) being a part of Section number Seven (2), in the Township 15 North, Range 112 East of the Fourth Principal Mediain all according to a plat of the aurwy and subdivision of said section, made, for assessment purposes, by FW Winship, ac-County Surveyor, in June, AD, 1868, and recorded in the Recorder's Office of Bureau County, Illinois, in Book 'W of Palsa at page 50.

Ecosing theritorn that part of Let Theo (D). Let Thee (D) and Let Four (E) being a part of the of Section number Green (D). In the Danskip (S) Neth, Rauge 10 East of the Fourth Principal Mediani all according to a part of the section of the Court of Section Cou

Commoning that the function core of Li2. Shows standing degrees it formed 3 social weak 170 standing by Markin et al. (Li2. Shows Standing and Standing et al. (Li2. Shows Standing and Standing et al. (Li2. Shows Standing et al

4.520 complete land of the Total Parties a plot of the stand Selent U. In the Ymenio IS Muth. Bage 10 Send the Famol Photosolutional according to all accord

Said parcel #5 containing 33.536 acres more or less.

### Parcel #6

That part of Let Three (2), and Let Four (4) brings part of the of taid Section number Seven (1), in the Tommish S North, Range 10 Eard of the Fourth Amount of Let Three (2) and Let Eard of the Sarrey Amount of Let Three (2) and Let Eard of the Sarrey S Sarrey (2) and Let Eard of the Sarrey S Sarrey (2) and Let Eard of the Sarrey S Sarrey (2) and Let Eard of the Sarrey S Sarrey (2) and Let Eard of the Sarrey S Sarrey (2) and Let Eard of the Sarrey S Sarrey (2) and Let Eard of the Sarrey S Sarrey (2) and Let Eard of the Sarrey S Sarrey (2) and Let Eard of the Sarrey S Sarrey (2) and Let Eard (2) an

Commenting that how the more come of a 3 days and a former 3 to more 3 weakly state that and park white the additional that more state and a state of a st

Parcel #7

Lot number Four (4) in Section Seven (7), in the Township and Range aforesald, excepting the following, to-wit:

Sequence Territoria en al other server (c) and seconds where server, the contract phone server and contract phone and contra

we will be stored the encoding the efform that part of Lot Thore (2) and Lef Four (4) bing a part of the of and Sector number Secon (1), in the Townib of Sector Annual Secon (2), in the Townib of Sector Annual Second (2) and Lef Sector Principal Model in al according the second (2) and the second (2) and the second (2) and the second (2) and (2) an

Commercing at the Northwest corrent of and Lor2, thereas South OB agrees 14 minutes 43 seconds Med 447.70 test allorg the Werl fine of and Lor3 to the Point of Bagming threen South OB agrees 15 minutes 49 seconds Med 49.70 test allorg the Werl fine of and Lor3 to the Point of Bagming threen South OB agrees 15 minutes 49 seconds Bart 105 stores to an advect and the South South

Said parcel #7 containing 46.295 acres

### Parcel #8

Ilinois in Plat Ronk 'A' at All of that part of Loits 6 and 7 according to the Assessors plat of Section 7. Township 15 North, Range 10 East of the Fourth Principal Meridian Page 50 which lies West of the Westerly right of way line of the Hennepin Canal stuated in Bureau County, Illinois contlahing 22.323 acres more Parcel #9

The West half of the Southwest Quarter of Section 8, Township 15 North, Range 10 East of the Fourth Principal Meridian, Bureau County, Illinois 2

Ecorpting from the above described pruntes. In lards granted the State of lincis for righ-d-any for packic ond propose involving an and a groundwale 4.24 area searow by context and agroundwate the state of the sta

kito excepting also from the above described permises. The tands granted is the State of Minosis for tight of way for podic road purposes inversing an area of approximately 68 acres as shown by contrad and agreement being addition of the State of States and States and States of Minosis and The State of Minos, and recorded in the offer of the Records of Street Control Minosi, in Biold 28 of Check States and Provide and States and State

How excepting thereform that part of Lut True (2) and Lut Four (4) being a part of the 4 stad Section number Seven (7). In the Throwithy IS Section framework is the start of the 4 stad Section number Seven (7). In the Throwithy IS Section framework is the start of the 4 stad Section framework in Luta, A.D. 1983, and sconded in the Nexcoder Section framework in Book. Yes and Section framework is the start of the start of the 4 stad Section framework in Luta, A.D. 1983, and sconded in the Nexcoder Section framework in Book. Yes and Section framework in Luta, A.D. 1983, and sconded in the Nexcoder Section framework in Book. Yes and Section framework in Luta, A.D. 1983, and sconded in the Nexcoder Sconder S

commenting and information can of adult 12, hence should subject 4 interacts 3 across Meet 47 years (and can be address of the second state). The second state of the second state and second state and the second state an

Said parcel #9 containing 71.947 acres more or less.

Parcel #10

Coording in the back specified permise, however, its helds general to its back of links for diplication for back of some permisers of approximately 4.24 acres as shown by outstad and apprent backgroup data (Vereneus), 117 (2) acress that all links, and version of the Across of Choose of Approximately 4.24 acress as shown by outstad and apprentix general permisers of the acress that and acress the acress of the Across of Choose of Datase Coords (links, in Bock 1944) or page 32 backets of a shown by a strategies of a strategies of a The Northeast Quarter of the Southwest Quarter of Section 8, Township 15 North, Range 10 East of the Fourth Principal Mentian, Bureau County, Illinols.

Also excepting a cometery in the northeast corner thereof, consisting of about 3.73 acres. Also excepting that portion conveyed by Cecelia Rawson to Donaid Bosnich per docume

ecorded December 14, 1982 and n 982-3675. Said parcel #10 containing 27.428 acres more or less.

Parcel#11

heast Quarter of the Southwest Quarter of Section 8, Township 15 North, Range 10 East of the Fourth Principal Mendian, Bureau County Illinois

Exception from the showe described premises, however, the lands is under to the State of Illinois to tight of way for public read puppers involving an area of apportimetely 4.24 area as shown by contrast and agreement abound to the State of State

ember 14, 1982 and recorded in the office of the Recorder of Deeds of Bureau County, Illinoi umber 1982-3675, recorded De Also excepting that portion conveyed by Cecella Rawson to Donald Bosnich per c Said parcel #11 containing 22.943 acres more or less.

That part of Lot Two (2) being a part of the of said Section number Seven (7), in the Township 15 North, Range 10: East of the Fourth Dirocipal Mendian all according to a plat of the survey and subdivision of said section, made, for assessment purposes, by FW Working, a-County Surveyor, in June, A.D. (1888, and recorded in the Recorded's Office of Bureau County, Illinois, in Book Y. of Plats at page 50 described as follows: Parcel #12

Commercing at the Northwest correr of seld U.S. Theore Sound 8 dogrees 14 minutes 45 seconds Weel 447.70 feel along the Weel the of seld U.S. Theore Sound 86 dogrees 14 minutes 45 seconds Weel 54.70 feel along the Weel the of seld U.S. Theore Sound 86 dogrees 14 minutes 42 seconds Weel 54.70 feel along the Weel the of seld U.S. Theore Sound 86 dogrees 14 minutes 42 seconds Weel 54.70 feel along the Weel the of seld U.S. Theore Sound 86 dogrees 14 minutes 42 seconds Weel 44.70 belt along the Weel the of seld U.S. Theore Sound 86 dogrees 14 minutes 42 seconds Weel 44.70 belt dograms 52 minutes 50 meeting the misecular of the Neuro 14.20 feel along 14 belt dograms 52 minutes 14.80 minutes 32 seconds Weel 44.70 belt dograms 14 and contentines and the Values 14.12 or belt minutes 42 seconds Weel 44.72 belt along 14.80 minutes 25 seconds Weel 44.72 minutes 32 seconds We





#### URVEY INFO S

# TAX PARCEL INFO

### TAX PARCEL INFO - TRACTS 1-6

### Bureau County Property Tax

**Online Payment** 

Mobile Home Inquiry

Information	Payments &	Fees Tay D	istricts	Sales History	Building Chara	cteristics	Images	Multi-year Summ
Taylicits & res					Dunung Chara		mages	Wutti-year Sum
Tax Year	Status	Taxes	Interest	Fees	Total		Notes	
2020	Pending					This year's	s taxes are not	yet available.
2019	Collected	110.52	0.0	0.00	110.52			
2018	Collected	98.82	0.0	0.00	98.82			
2017	Collected	86.36	0.0	0.00	86.36			
2016	Collected	76.62	0.0	0.00	76.62			
2015	Collected	64.62	0.0	0.00	64.62			
2014	Collected	55.98	0.0	0.00	55.98			
2013	Collected	49.30	0.0	0.00	49.30			
2012	Collected	40.10	0.0	0.00	40.10			
2011	Collected	45.84	0.0	0.00	45.84			
2010	Collected	40.76	0.0	0.00	40.76			
2009	Collected	35.68	0.0	0.00	35.68			
2008	Redeemed	32.84	0.99	9 20.00	53.83	20070034	5 (Redeemed)	
2007	Redeemed	28.76	1.29	9 89.00	119.05	20070034	5 (Redeemed)	
2006	Collected	32.84	0.0	0.00	32.84			
	tstanding Forfe Id and Subsequ	itures: ent (Not yet Red	leemed):	0.00 0.00	The amounts sho For balance and p tab.			
	Data She	et Assessme	ent Notice	Tax Bill	Statement	GIS	Email Sign Up	

Data current as of 09/27/2020 09:01 pm

Property Tax Public Inquir

**Application Forms** 

Parcel Inquiry

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9/20/20, 0.02 AN

Support

Portals

### TAX PARCEL INFO - TRACT 4, & 6-8

### Bureau County Property Tax

Tax Year	Status	Taxes	Interest	Fees	Total		Notes	
		Taxes	Interest	rees	Iotai	This year'		
2020	Pending Collected	979.94	0.00	0.00	979.94	This year	s taxes are not	yet avallable.
2019	Collected	866.50	0.00	0.00	866.50			
2013	Collected	752.98	0.00	0.00	752.98			
2017	Collected	667.54	0.00	0.00	667.54			
2015	Collected	581.34	0.00	0.00	581.34			
2014	Collected	489.46	0.00	0.00	489.46			
2013	Collected	433.80	0.00	0.00	433.80			
2012	Collected	362.38	0.00	0.00	362.38			
2011	Collected	401.72	0.00	0.00	401.72			
2010	Collected	355.04	0.00	0.00	355.04			
2009	Collected	314.20	0.00	0.00	314.20			
2008	Redeemed	286.40	8.59	30.00	324.99	20070034	6 (Redeemed)	
2007	Redeemed	243.14	10.94	89.00	343.08	20070034	6 (Redeemed)	
2006	Collected	278.82	0.00	0.00	278.82			
	tstanding Forfe Id and Subsequ	itures: ient (Not yet Red	leemed):	0.00 0.00	The amounts sho For balance and p			

Data current as of 09/27/2020 09:01 pm

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### TAX PARCEL INFO - TRACT 9

### Bureau County Property Tax

Tax Year	Status	Taxes	Interest	Fees	Total		Notes	
2020	Pending					This year's taxes are not yet available.		
2019	Collected	115.46	0.00	0.00	115.46			,
2018	Collected	95.44	0.00	0.00	95.44			
2017	Collected	76.50	0.00	0.00	76.50			
2016	Collected	60.62	0.00	0.00	60.62			
2015	Collected	45.88	0.00	0.00	45.88			
2014	Collected	32.36	0.00	0.00	32.36			
2013	Collected	28.36	0.00	0.00	28.36			
2012	Collected	23.18	0.00	0.00	23.18			
2011	Collected	26.50	0.00	0.00	26.50			
2010	Collected	23.50	0.00	0.00	23.50			
2009	Collected	20.46	0.00	0.00	20.46			
2008	Redeemed	18.90	0.85	89.00	108.75	20080039	8 (Redeemed)	
2007	Collected	0.00	0.00	0.00	0.00			
	tstanding Forfe Id and Subsequ	eitures: uent (Not yet Rec	leemed):	0.00 0.00	The amounts sho For balance and p tab.			

Data current as of 09/27/2020 09:01 pm

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### TAX PARCEL INFO - TRACT 10

### Bureau County Property Tax

I Information Payments			Districts S	Sales History	Building Chara		Images	Multi-year Sumr
Тах Үеан	Status	Taxes	Interest	Fees	Total		Notes	
2020	Pending					This year'	s taxes are not	yet available.
2019	Collected	84.92	0.00	0.00	84.92			
2018	Collected	71.20	0.00	0.00	71.20			
2017	Collected	57.26	0.00	0.00	57.26			
2016	Collected	45.66	0.00	0.00	45.66			
2015	Collected	33.28	0.00	0.00	33.28			
2014	Collected	24.72	0.00	0.00	24.72			
2013	Collected	21.80	0.00	0.00	21.80			
2012	Collected	17.70	0.00	0.00	17.70			
2011	Collected	20.20	0.00	0.00	20.20			
2010	Collected	17.96	0.00	0.00	17.96			
2009	Collected	0.00	0.00	0.00	0.00			
2008	Collected	0.00	0.00	0.00	0.00			
2007	Collected	0.00	0.00	0.00	0.00			
2006	Collected	0.00	0.00	0.00	0.00			
	utstanding Forfe	eitures: uent (Not yet Rec	leemed):	0.00 0.00	The amounts sho For balance and p		,	

Data current as of 09/27/2020 09:01 pm

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# PROPERTY PHOTOS.









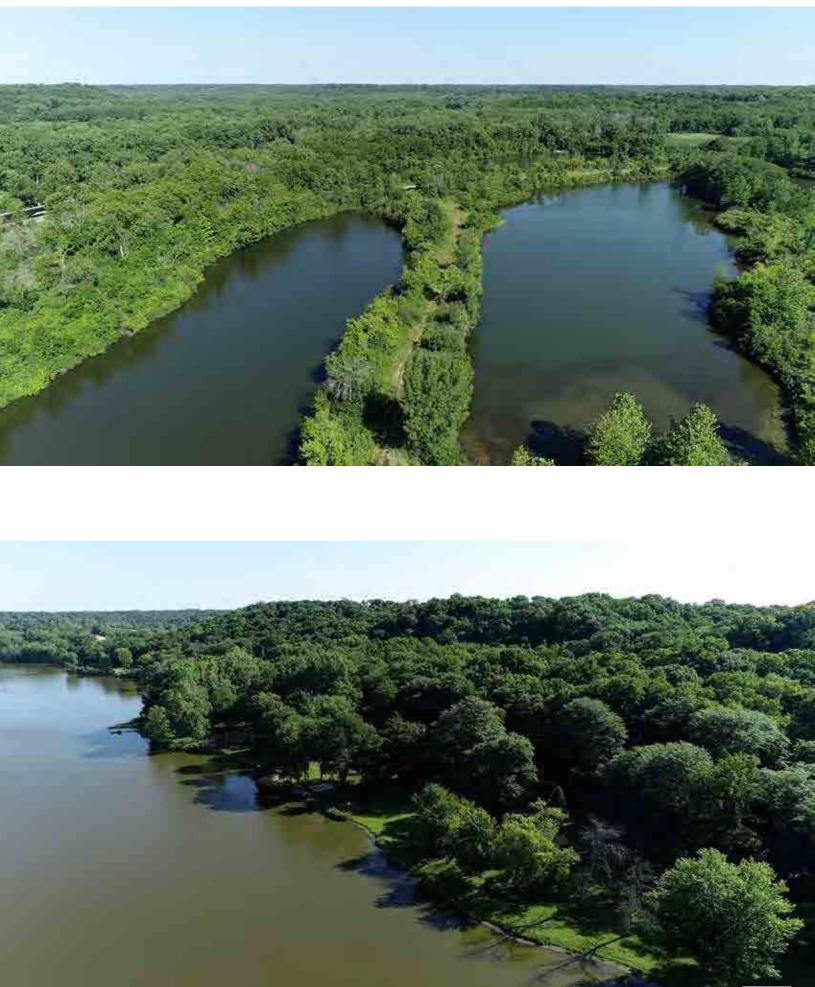






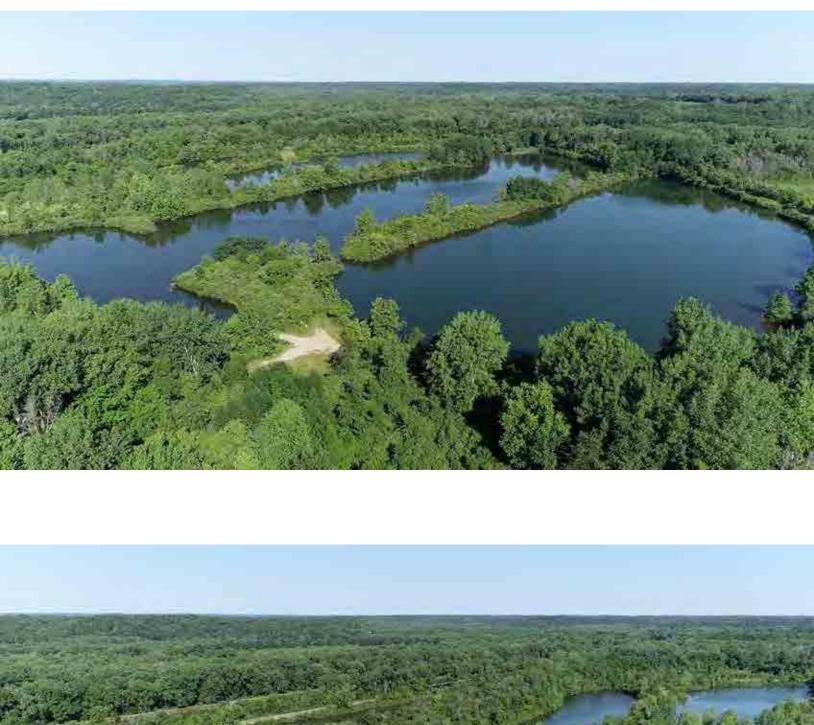


















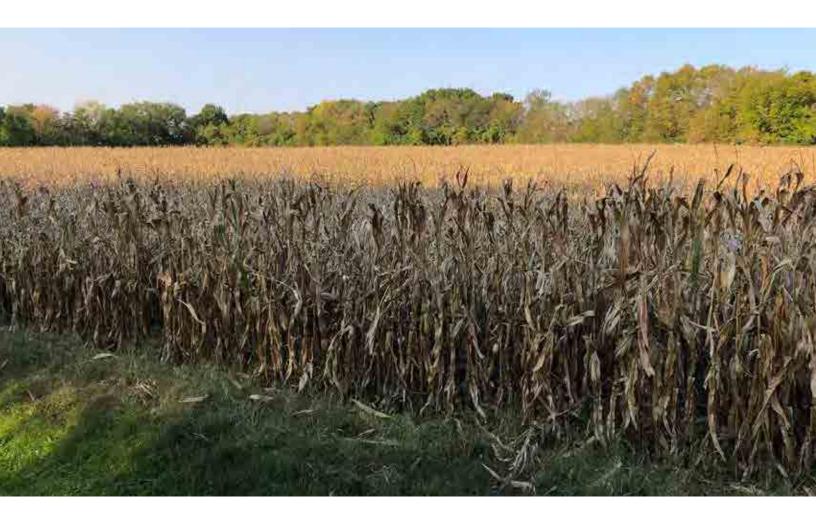


















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