

**25.5±**  
acres

Offered in 3 Tracts



*Noble County Horse Ranch*  
**Auction**

Tuesday, May 25<sup>th</sup> @ 6pm | Kendallville, IN



- Gorgeous Topography
- Great Hobby Farm
- Redecorated Home
- Fenced Pasture
- Outbuildings
- Potential Building Sites

# Information Book



## 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: Larry Antonides Estate, Estate Representative Attorneys Yoder & Jessop PC



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

### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total 25.5± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide Trustee's Deed(s).

**DEED RESTRICTIONS:** The following deed restrictions shall apply if the property sells in multiple tracts: All homes must be built to the Indiana 1 & 2 Family Dwelling Code. (This would exclude all mobile homes and typical doublewide modular homes.) The minimum square footage (exclusive of garages, basements and porches) on single story homes

shall be 1,400 square feet. The minimum square footage on 1-1/2 story homes shall be 1,600 square feet. The minimum square footage on 2 story homes shall be 1,800 square feet. All homes must have no less than a 5/12 roof pitch and no less than a two-car, attached garage.

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

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Prorated to day of closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed

shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



# BOOKLET INDEX

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- **LOCATION & TRACT MAPS**
- **SOIL MAP**
- **COUNTY TAX INFORMATION**
- **PRELIMINARY TITLE**
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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, MAY 25, 2021**

**25.5 ACRES – KENDALLVILLE, 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](mailto:auctions@schraderauction.com) no later than Tuesday, May 18, 2021.

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**  
**25.5± Acres • Noble County, Indiana**  
**Tuesday, May 25, 2021**

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

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

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

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, May 25, 2021 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](http://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; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, May 18, 2021**. Send your deposit and return this form via email to: **auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

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

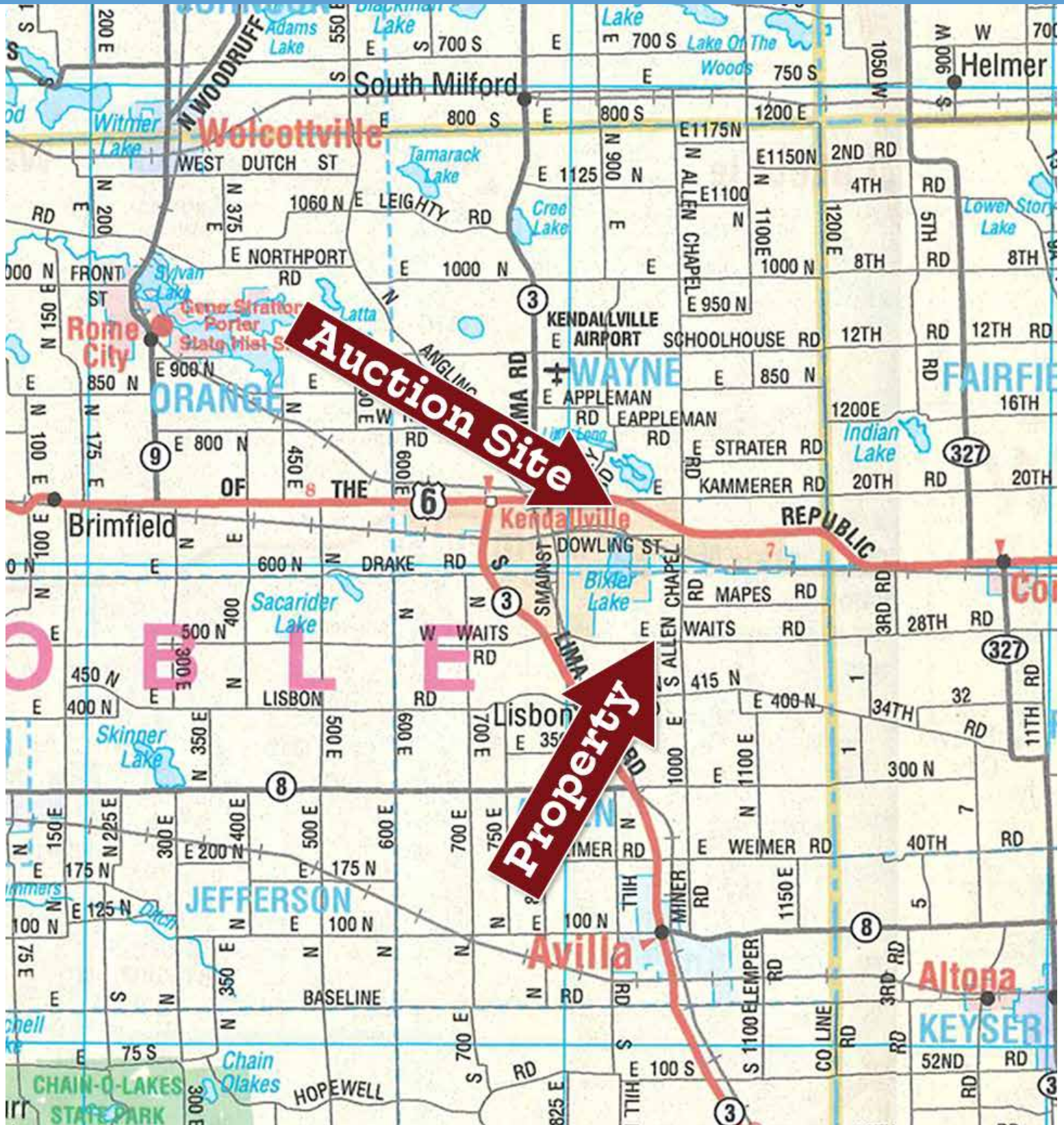
E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



# **LOCATION & TRACT MAPS**

# LOCATION & TRACT MAPS



**Auction Site:** Noble County Fairgrounds Log Cabin

**Property Location:** 1819 E Waits Rd Kendallville, IN • From US 6 Kendallville, turn South onto 1000 E. Go South about 1 mile to Waits Rd. Turn West about ¼ mile OR from SR 3 Kendallville, turn East onto Waits Rd.



# LOCATION & TRACT MAPS



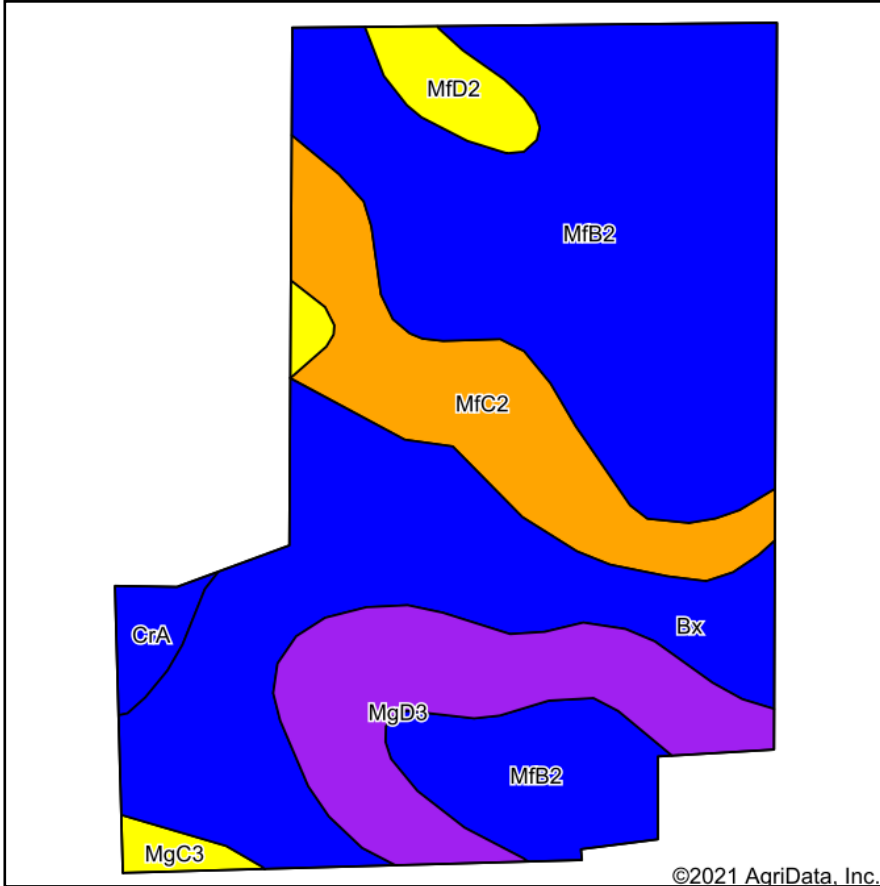




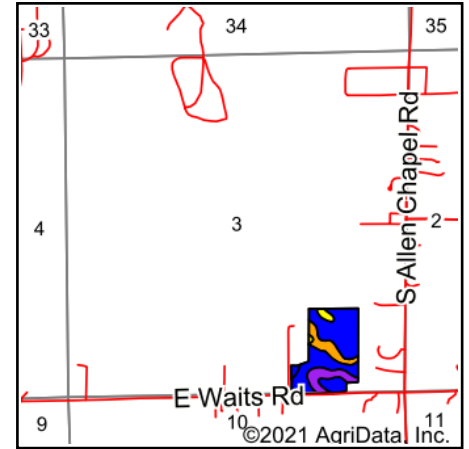
# **SOIL MAPS**

# SURETY SOILS MAP

## Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Noble**  
 Location: **3-34N-11E**  
 Township: **Allen**  
 Acres: **23.76**  
 Date: **4/26/2021**

**SCHRADER**  
 Real Estate and Auction Company, Inc.

Maps Provided By

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IN113, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Corn silage	Grass legume hay	Grass legume pasture	Pasture	Soybeans	Winter wheat	*n NCCPI Soybeans
MfB2	Miami loam, 2 to 6 percent slopes, eroded	10.35	43.6%		Ile	143	19	5	9		49	64	40
Bx	Brookston silt loam	5.76	24.2%		Ilw	175	24	6		12	49	70	73
MgD3	Miami clay loam, Saginaw lobe, 12 to 18 percent slopes, severely eroded	3.17	13.3%		Vle	110	16	4	7		39	51	23
MfC2	Miami loam, 6 to 12 percent slopes, eroded	3.03	12.8%		Ille	135	19	4	9		47	61	36
MfD2	Miami loam, 12 to 18 percent slopes, eroded	0.65	2.7%		IVe	120	18	4	8		41	54	30
CrA	Crosier loam, 0 to 2 percent slopes	0.41	1.7%		Ilw	154		5		10	50	69	55
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.39	1.6%		IVe	121		4		8	41	54	32
Weighted Average						144.5	19.1	4.9	6.2	3.2	47.1	63	*n 45.1

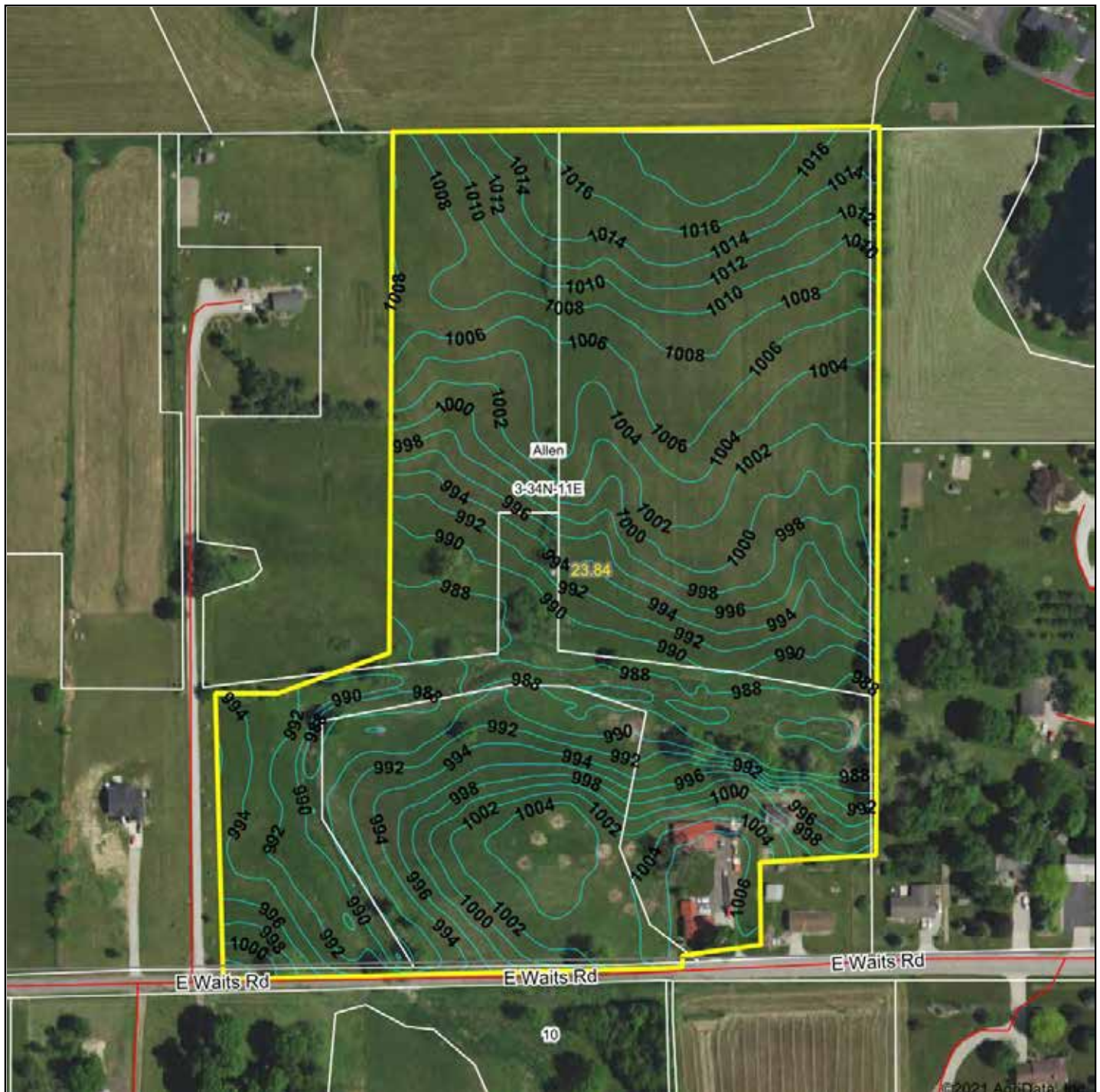
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP

## Topography Contours



Maps Provided By



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www.AgriDataInc.com

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

Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 984.4

Max: 1,019.5

Range: 35.1

Average: 1,000.1

Standard Deviation: 8.83 ft

0ft 238ft 475ft



4/26/2021

**3-34N-11E**  
**Noble County**  
**Indiana**

Map Center: 41° 25' 31.25, -85° 14' 13.34

# WETLANDS MAP

Wetlands Map

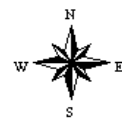


State: **Indiana**  
 Location: **3-34N-11E**  
 County: **Noble**  
 Township: **Allen**  
 Date: **4/26/2021**

**SCHRADER**  
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Maps Provided By

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 389ft 779ft

Classification Code	Type	Acres
R4SBC	Riverine	0.58
Total Acres		0.58

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



# **COUNTY TAX INFORMATION**

# COUNTY TAX INFORMATION

Beacon - Noble County, IN - Report: 57-09-03-200-015.000-003

4/16/21, 1:21 PM



## Summary (Auditor)

Parcel ID 57-09-03-200-015.000-003  
Bill ID 009-100011-00  
Reference # 570903200015000003  
Property Address 1819 E Waits Road  
Kendallville, IN, 46755  
Brief Legal Description E11.5a Of W23a S2 Se4 Sec 3 11.43a Mid Pt S2 Se4 Sec 3 14.13A (200-048)  
(Note: Not to be used on legal documents)  
Class AGRICULTURAL - CASH GRAIN/GENERAL FARM  
Tax District 57003 Allen Twp  
Tax Rate Code 9065 - Adv Tax Rate  
Property Type 65 - Agricultural  
Mortgage Co N/A  
Last Change Date

## Ownership (Auditor)

Antonides Larry A  
1819 E Waits Rd  
Kendallville, IN 46755

## Taxing District (Assessor)

County: Noble  
Township: ALLEN TOWNSHIP  
State District 57003 ALLEN TOWNSHIP  
Local District: 57009  
School Corp: EAST NOBLE  
Neighborhood: 0350100 Allen Twp Base Area

## Site Description (Assessor)

Topography: Rolling  
Public Utilities: Electricity  
Street or Road: Paved  
Area Quality: Static  
Parcel Acreage: 25.56

## Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
10/3/2000	ANTONIDES LARRY ALLEN			\$0.00

Contact the Auditor's Office for correct transfer dates.

## Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/14/2005					050300475
9/21/2004	Antonides Larry A	Easement			040900602
8/2/1995	Antonides Diana L		950	8030	

Contact the Auditor's Office for correct transfer dates.

## Valuation

Assessment Year	2020	2019	2019 (2)	2018	2017
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	Ag land update	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/9/2020	4/12/2019	6/28/2018	4/25/2018	4/9/2017
Land	\$42,300	\$45,700	\$42,100	\$50,100	\$53,500
Land Res (1)	\$23,000	\$22,800	\$18,500	\$18,500	\$18,500
Land Non Res (2)	\$17,500	\$21,300	\$22,000	\$27,900	\$32,100
Land Non Res (3)	\$1,800	\$1,600	\$1,600	\$3,700	\$2,900
Improvement	\$129,200	\$118,800	\$110,600	\$110,600	\$75,400
Imp Res (1)	\$117,700	\$107,300	\$99,100	\$99,100	\$69,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0

# COUNTY TAX INFORMATION

Beacon - Noble County, IN - Report: 57-09-03-200-015.000-003

4/16/21, 1:21 PM

Imp Non Res (3)	\$11,500	\$11,500	\$11,500	\$11,500	\$5,600
<b>Total</b>	<b>\$171,500</b>	<b>\$164,500</b>	<b>\$152,700</b>	<b>\$160,700</b>	<b>\$128,900</b>
Total Res (1)	\$140,700	\$130,100	\$117,600	\$117,600	\$88,300
Total Non Res (2)	\$17,500	\$21,300	\$22,000	\$27,900	\$32,100
Total Non Res (3)	\$13,300	\$13,100	\$13,100	\$15,200	\$8,500

## Exemptions

Type	Description	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Over 65	Over 65 Credit	\$14,000.00	\$12,480.00	\$12,480.00	\$12,480.00	\$12,480.00
Homestead	STD_EX	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	Supplement STD	\$33,495.00	\$29,785.00	\$25,410.00	\$15,155.00	\$14,910.00

## Homestead Allocations

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Land	\$42,300.00	\$45,700.00	\$50,100.00	\$53,500.00	\$55,400.00
Res Land	\$23,000.00	\$22,800.00	\$18,500.00	\$18,500.00	\$18,500.00
Improve	\$129,200.00	\$118,800.00	\$110,600.00	\$75,400.00	\$73,900.00
Res Improve	\$117,700.00	\$107,300.00	\$99,100.00	\$69,800.00	\$69,100.00

## Tax History

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
+ Spring Tax	\$200.74	\$240.94	\$402.77	\$369.48	\$369.12
+ Spring Penalty	\$0.00	\$0.00	\$20.14	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$200.74	\$240.94	\$402.77	\$369.48	\$369.12
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$18.47	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$369.48	\$0.00	\$408.58
+ Delq NTS Pen	\$0.00	\$0.00	\$36.95	\$0.00	\$40.86
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$186.18	\$223.45	\$299.96	\$201.08	\$196.06
	Rosenberry - \$173.70 Cedar Creek - Dk - \$12.48	Rimmell - \$10.00 Rosenberry - \$194.11 Cedar Creek - Dk - \$19.34	Rimmell - \$5.50 Rosenberry - \$274.50 Cedar Creek - Dk - \$19.96	Rimmell - \$10.25 Rosenberry - \$178.04 Cedar Creek - Dk - \$12.79	Rimmell - \$15.50 Rosenberry - \$173.70 Cedar Creek - Dk - \$6.86
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$528.11	\$487.47	\$249.83	\$13.76	\$4.94
= Charges	\$587.66	\$705.33	\$1,532.07	\$958.51	\$1,383.74
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$705.33)	(\$1,506.04)	(\$467.57)	(\$1,383.74)
= Total Due	\$587.66	\$0.00	\$26.03	\$490.94	\$0.00

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

Note: Total due amount rolls forward to the most current year

## Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2020 Pay 2021				\$0.00
2019 Pay 2020	1883643	11/10/2020	5412 L Antonides	\$339.03

# COUNTY TAX INFORMATION

Beacon - Noble County, IN - Report: 57-09-03-200-015.000-003

4/16/21, 1:21 PM

2019 Pay 2020	1864690	5/11/2020	OT 5/18 B1 LC19 W/OE	\$339.03
2019 Pay 2020	1831932	1/27/2020	M 5296 LARRY ANTONID	\$27.27
2018 Pay 2019	1829403	11/12/2019	OT 11/15/19 b5 w/oe	\$495.86
2018 Pay 2019	1809502	5/10/2019	5/15/19 B17W/OE LATE	\$495.86
2018 Pay 2019	1777937	1/24/2019	M 5159 LARRY ANTONID	\$514.32
2017 Pay 2018	1726271	4/19/2018	LB 4/18/18 B10 W/OE	\$467.57
2016 Pay 2017	1716180	11/9/2017	lb 11/8/17 b18 w/oe	\$460.97
2016 Pay 2017	1686086	5/5/2017	lb 5/5/17 b6 w/oe	\$460.97
2016 Pay 2017	1668119	1/25/2017	m 4904 LAntonides	\$461.80
2015 Pay 2016	1637403	5/10/2016	lb 5/11/16ot b4 w/oe	\$419.82
2014 Pay 2015	1609127	11/10/2015	lb11/16/15b5 ot w/oe	\$402.61
2014 Pay 2015	1581788	5/11/2015	lb 5/12/15 b37otw/oe	\$402.61
2014 Pay 2015	1554874	2/9/2015	m 4610	\$18.34
2014 Pay 2015	1553421	11/10/2014	lb11/18/14b3 w/oe	\$366.90
2013 Pay 2014	1526553	5/12/2014	lb5/12-15/14b6w/e	\$366.90

## Special Assessments

### Rimmell

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016
Spring Tax	\$0.00	\$5.00	\$0.00	\$5.00	\$5.00	\$5.00
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$0.00	\$5.00	\$0.00	\$5.00	\$5.00	\$5.00
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.25	\$0.00	\$0.25
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$5.00	\$0.00	\$5.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.50	\$0.00	\$0.50	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

### Rosenberry

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016
Spring Tax	\$86.85	\$86.85	\$86.85	\$86.85	\$86.85	\$86.85
Spring Penalty	\$0.00	\$0.00	\$4.34	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$86.85	\$86.85	\$86.85	\$86.85	\$86.85	\$86.85
Fall Penalty	\$0.00	\$0.00	\$0.93	\$4.34	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$18.55	\$86.85	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$1.86	\$8.68	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

### Cedar Creek - Dk

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016
Spring Tax	\$6.24	\$6.24	\$6.24	\$6.24	\$0.00	\$6.24
Spring Penalty	\$0.00	\$0.00	\$0.31	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$6.24	\$6.24	\$6.24	\$6.24	\$0.00	\$6.24
Fall Penalty	\$0.00	\$0.00	\$0.31	\$0.31	\$0.00	\$0.31
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$6.24	\$6.24	\$0.00	\$6.24	\$0.00
Delq NTS Pen	\$0.00	\$0.62	\$0.62	\$0.00	\$0.62	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

## Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
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# COUNTY TAX INFORMATION

Beacon - Noble County, IN - Report: 57-09-03-200-015.000-003

4/16/21, 1:21 PM

9ag		0	0	1.00	\$23,000.00	\$23,000.00	\$23,000.00	\$0.00	\$23,000.00
AGRICULTURAL EXCESS ACREAGE		0	0	0.2700	\$6,500.00	\$6,500.00	\$1,755.00	\$0.00	\$1,760.00
LEGAL DITCH		0	0	4.8500	\$1,280.00	\$1,280.00	\$6,208.00	(\$100.00)	\$0.00
PUBLIC ROAD/ROW		0	0	.3400	\$1,280.00	\$1,280.00	\$435.20	(\$100.00)	\$0.00
TILLABLE LAND	BX	0	0	0.880000	\$1,280.00	\$1,638.00	\$1,441.44	\$0.00	\$1,440.00
NONTILLABLE LAND	BX	0	0	0.860000	\$1,280.00	\$1,638.00	\$1,408.68	(\$60.00)	\$560.00
NONTILLABLE LAND	CRA	0	0	0.280000	\$1,280.00	\$1,306.00	\$365.68	(\$60.00)	\$150.00
NONTILLABLE LAND	MFB2	0	0	1.830000	\$1,280.00	\$1,139.00	\$2,084.37	(\$60.00)	\$830.00
TILLABLE LAND	MFB2	0	0	8.620000	\$1,280.00	\$1,139.00	\$9,818.18	\$0.00	\$9,820.00
TILLABLE LAND	MFC2	0	0	2.880000	\$1,280.00	\$1,037.00	\$2,986.56	\$0.00	\$2,990.00
NONTILLABLE LAND	MFC2	0	0	0.210000	\$1,280.00	\$1,037.00	\$217.77	(\$60.00)	\$90.00
NONTILLABLE LAND	MFD2	0	0	0.090000	\$1,280.00	\$870.00	\$78.30	(\$60.00)	\$30.00
TILLABLE LAND	MFD2	0	0	0.610000	\$1,280.00	\$870.00	\$530.70	\$0.00	\$530.00
TILLABLE LAND	MGC3	0	0	0.150000	\$1,280.00	\$986.00	\$147.90	\$0.00	\$150.00
NONTILLABLE LAND	MGC3	0	0	0.180000	\$1,280.00	\$986.00	\$177.48	(\$60.00)	\$70.00
NONTILLABLE LAND	MGD3	0	0	2.510000	\$1,280.00	\$819.00	\$2,055.69	(\$60.00)	\$820.00

## 2018 Pay 2019 Tax Statements (Treasurer)

[57-09-03-200-015.000-003 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

## 2019 Pay 2020 Tax Statements (Treasurer)

[57-09-03-200-015.000-003 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

## Residential

Description	SINGLE-FAMILY RESIDENCE
Story Height	1.5
Style	
Finished Area	1986
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	0
Bedrooms	3
Living Rooms:	1
Dining Rooms:	1
Family Rooms:	0
Finished Rooms:	8
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	1

Floor	Construction	Base	Finish
1	Wood Frame	1250	1250
1/2	Wood Frame	736	736
B		736	0
C		514	0

Features	Area
Porch, Open Frame	216

## Improvements

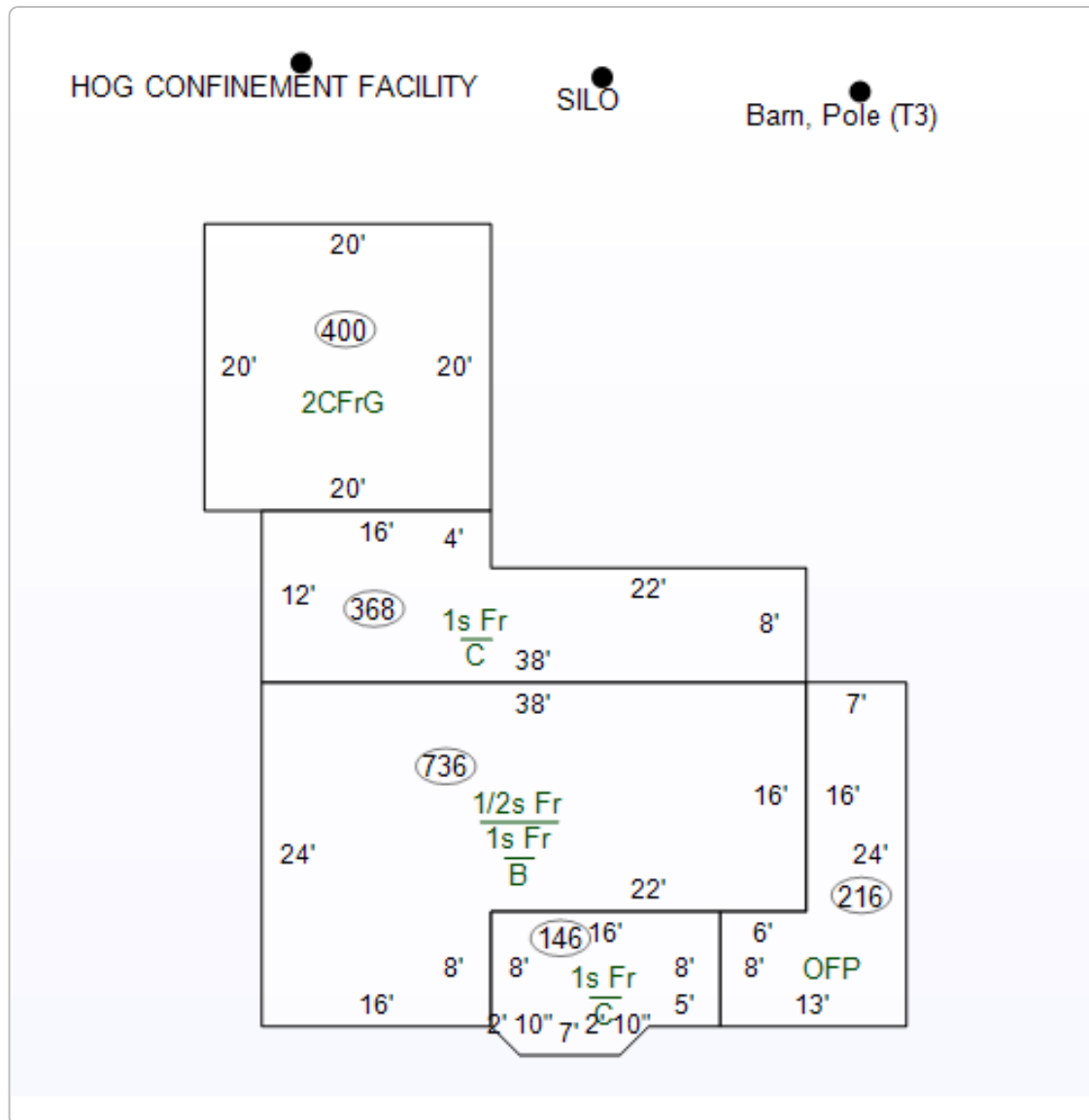
Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
SINGLE-FAMILY RESIDENCE	100	D+2	1900	1984	A	0.95	1986	1.36	0
HOG CONFINEMENT FACILITY	100	D	1940	1940	F	0.95	2480	1.36	0
SILO	100	C	1940	1940	VP	0.95	153	1.36	0
Barn, Pole (T3)	100	D	1940	1940	F	0.95	875	1.36	0

# COUNTY TAX INFORMATION

Beacon - Noble County, IN - Report: 57-09-03-200-015.000-003

4/16/21, 1:21 PM

## Sketches



Sketches Last Updated May 2019.

### 2019 Property Record Cards

[57-09-03-200-015.000-003 \(PDF\)](#)

### 2020 Property Record Cards

[57-09-03-200-015.000-003 \(PDF\)](#)

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

# COUNTY TAX INFORMATION

Beacon - Noble County, IN - Report: 57-09-03-200-015.000-003

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Version 2.3.117





**PRELIMINARY TITLE**

# PRELIMINARY TITLE



**Transaction Identification Data for reference only:**

Issuing Agent: Assurance Title Company, LLC  
Issuing Office: 102 E. Main St, Albion, IN 46701  
ALTA Universal ID: 1125584  
File Number: 21-354

## SCHEDULE A

1. Commitment Date: **April 7, 2021**, at **8:00 am**
2. Policy to be issued:
  - (a) 2006 ALTA® Owner's Policy  
Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**  
  
Proposed Policy Amount: **To Be Determined**
3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**
4. Title to the **Fee Simple** estate or interest in the Land is at the Commitment Date vested in:  
  
**The devisees of the Last Will and Testament of Larry A. Antonides also known as Larry Antonides and Larry Allen Antonides, deceased, subject to the rights of the court appointed Personal Representatives of the estate of said decedent which is currently being administered without supervision in the Circuit Court of Noble County, Indiana under cause number 57C01-2102-EU-000015.**
5. The Land is described as follows:  
  
**SEE ATTACHED EXHIBIT "A"**

**Assurance Title Company, LLC**

By: *Jamie McKenzie*  
Authorized Signatory

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**27C165B**

**ALTA Commitment for Title Insurance 8-1-16**

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# PRELIMINARY TITLE

## EXHIBIT "A"

Part of the South half of the Southeast Quarter of Section 3, Township 34 North, Range 11 East, described as follows:

Commencing at a point on the South line of the Southeast Quarter of Section 3, Township 34 North, Range 11 East that is 604.3 feet West of the Southeast corner of said section; thence North, parallel with the East line of said section, a distance of 163 feet; thence West 100.5 feet; thence North, parallel with the East line of said section to the North line of the south half of the Southeast Quarter of said section; thence West along the North line of said South half of said Southeast Quarter to a point 379.5 feet East of the Northwest corner of said South half of said Southeast Quarter; thence South to a point in the South line of said section which is 379.5 feet East of the Southwest corner of said quarter section; thence East along the South line of said section to the place of beginning, excepting therefrom the following tracts:

A part of the South half of the Southeast Quarter of Section 3, Township 34 North, Range 11 East, described as follows:

Commencing at a point on the South section line 604.3 feet West of the Southeast corner of said section; thence North 163 feet; thence West 100.5 feet to a stake; thence South 88 ½ degrees West, 38.5 feet; thence South 162.9 feet to the section line; thence South 89 degrees East along the section line to the place of beginning; said exception containing .52 of an acre, more or less.

ALSO EXCEPTING the following:

A part of the South half of the Southeast Quarter of Section 3, Township 34 North, Range 11 East, described as follows:

Commencing at a point in the South section line 743.3 feet West of the Southeast corner of said section; thence North 162.9 feet to an iron pin; thence South 88 ½ degrees West 139 feet to an iron pin; thence South 159.1 feet to the section line; thence South 89 degrees East, a distance of 139 feet along said section line to the place of beginning, said exception containing .52 of an acre, more or less.

EXCEPTING:

A tract of land located in the Southeast Quarter of Section 3, Township 34 North, Range 11 East, in Noble County, the State of Indiana, more fully described as follows:

Commencing at the Southwest corner of said Southeast Quarter marked by a Harrison Marker found this survey; thence South 89 degrees 05 minutes 42 seconds East (record), along the South line of said Southeast Quarter, for 788.24 feet to the point of beginning marked by a railroad spike found this survey; thence continuing South 89 degrees 05 minutes 42 seconds East, along the South line of said Southeast Quarter, for 50.00 feet to a railroad spike set this survey; thence North 00 degrees 54 minutes 13 seconds East, parallel to a portion of the East line of a tract of land described in a Memorandum of Real Estate Contract as recorded in the Office of Recorder per Noble County Document Record #93-09-609 and surveyed by David M. Anderson per Noble County Document Record #93-09-610, for 439.28 feet to a rebar set this survey; thence South 87 degrees 03 minutes 52 seconds East, for 241.62 feet to the centerline of an open drain; thence North 77 degrees 37 minutes 50 seconds East, along the centerline of said open drain, for 26.08 feet; thence North 02 degrees 54 minutes 09 seconds East, parallel to a portion of the East line of said tract of land described in Noble County Document Record #93-09-609, for 812.92 feet to a rebar set this survey; thence North 89 degrees 12 minutes 29 seconds West, parallel with the North line of the South half of said Southeast Quarter, for 330.00 feet to the Northeast corner of said tract of land described in Noble County Document Record #93-09-609 being marked by a rebar set this survey; thence South 02 degrees 54 minutes 09 seconds West, along the East line of said tract of land described in Noble County Document Record #93-09-609, for 807.46 feet to a rebar found this survey; thence South 87 degrees 03 minutes 52 seconds East for 12.97 feet to a rebar found this survey; thence South 00 degrees 54 minutes 13 seconds West, along a portion of the East line of said tract of land described in Noble County Document Record #93-09-609, for 441.05 feet to the point of beginning, said tract containing 6.66 acres, more or less.

# PRELIMINARY TITLE

**EXCEPTING:**

Part of the Southeast Quarter of Section 3, Township 34 North, Range 11 East, Noble County, Indiana, more particularly described as follows, to-wit:

Beginning at a railroad spike set on the south line of said Southeast Quarter, South 89 degrees 46 minutes 17 seconds East (assumed bearing for the parcel herein described), a distance of 584.72 feet from a "Harrison" marker found monumenting the Southwest corner of said Southeast Quarter; thence South 89 degrees 46 minutes 17 seconds East along said South line, being within the right-of-way of Waits Road (County Road 500 North), a distance of 203.77 feet to a railroad spike set, said spike being located North 89 degrees 46 minutes 17 seconds West, a distance of 1752.75 feet from a "Harrison" marker found monumenting the Southeast corner of said Southeast Quarter; thence North 00 degrees 13 minutes 43 seconds East, a distance of 441.09 feet to an iron pin set in an existing East-West line fence; thence North 88 degrees 09 minutes 34 seconds West along said East-West line fence, a distance of 13.00 feet to an iron pin set in an existing North-South line fence, thence North 02 degrees 12 minutes 48 seconds East along said North-South line fence a distance of 806.00 feet to an iron pin set; thence North 89 degrees 48 minutes 40 seconds West, a distance of 158.12 feet to an iron pin set in an existing North-South line fence; thence South 03 degrees 00 minutes 36 seconds West along said North-South line fence, a distance of 1248.34 feet to the point of beginning, containing 4.98 acres of land, more or less.

**ALSO EXCEPTING:**

Right-of-way to State of Indiana described as follows:

A part of the South half of the Southeast Quarter of Section 3, Township 34 North, Range 11 East, Noble County, Indiana, described as follows:

Beginning at a point on the South line of said section, North 89 degrees 37 minutes 02 seconds West, (bearings based on Project No. STP-8557, State of Indiana, Federal Road Region No. 5), 882.30 feet from the Southeast corner of said section, which point of beginning is the Southeast corner of the owners' land: thence North 89 degrees 37 minutes 02 seconds West, along said South line, 117.70 feet; thence North 0 degrees 22 minutes 58 seconds East 20.00 feet to the North boundary of Co. Rd. 500 No.; thence North 84 degrees 40 minutes 20 seconds East 100.50 feet; thence South 89 degrees 21 minutes 26 seconds East 17.70 feet to the East line of the owners' land; thence south 0 degrees 22 minutes 58 seconds West, along said East line, 29.92 feet to point of beginning and containing 0.070 acres, more or less. The portion of the above described real estate which is not already embraced within public rights of way contains 0.016 acres, more or less.

**ALSO EXCEPTING:**

A part of the Southeast Quarter of Section 3, Township 34 North, Range 11 East described as follows:

Beginning at a railroad spike found on the South line of the Southeast Quarter of said Section 3, 379.5 feet North 89 degrees 38 minutes 59 seconds East (assumed bearing and basis for this description) from the South Quarter corner of said Section 3, thence continuing North 89 degrees 38 minutes 59 seconds East, on said South line of said Southeast Quarter of said Section 3, a distance of 205.04 feet to a railroad spike found monumenting the Southwest Corner of a tract of land conveyed in Document #010700875 (Emisael Torres); thence North 02 degrees 26 minutes 02 seconds East, on the West line of said Torres property, a distance of 1289.67 feet to a 5/8 inch rebar (capped 20300061) on the North line of the South half of the Southeast Quarter of said Section 3; thence South 89 degrees 32 minutes 12 seconds West on said North line of the South half, a distance of 206.38 feet to a 1 inch opentop pipe found monumenting the Northeast corner of tract of land conveyed in Record 190, page 524 (Carl & Nancy Carol Becker); thence South 02 degrees 22 minutes 32 seconds West, on the East line of said Becker property, a distance of 1289.20 feet (1290 feet recorded) to the point of beginning. Containing 6.08 acres more or less.

# PRELIMINARY TITLE



## SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. By virtue of I.C.27-7-3.6, a fee of \$5 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.
6. If Assurance Title Company will be serving as the closing agent and this closing is held on or after July 1, 2009, funds must be provided to Assurance Title Company in compliance with IC 27-7-3.7, et seq.
7. Personal Representative's Deed from the court appointed Personal Representative of the estate of Larry A. Antonides, deceased to Proposed Insured.  
  
RECITAL: Larry A. Antonides, Larry Antonides and Larry Allen Antonides are one and the same person.
8. NOTE: Effective July 1, 1993, a Sales Disclosure Form must be filed with the County Auditor at the time of recording of most deeds and land contracts as required by IC 6-1.1-5.5. A fee of \$10.00 must be paid to the Auditor at the time of filing. Effective January 1, 2012, a \$5.00 Transfer Fee must be paid to the County Auditor at the time of filing of all deeds.
9. Vendors, (Sellers), Closing Affidavit to be furnished this office.
10. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

(Requirements Continued)

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**27C165B**

**ALTA Commitment for Title Insurance 8-1-16**

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# PRELIMINARY TITLE



11. Standard form of indemnity (GAP Indemnity) for defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date but prior to the date of recording of the instruments under which the Proposed Insured acquires the estate or interest or mortgage covered by this commitment must be provided. Note: Due to office closures related to COVID-19 we may be temporarily unable to record documents in the normal course of business.

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# PRELIMINARY TITLE



## SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. 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.
5. 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.
6. Taxes for 2020 payable 2021  
Parcel No. 009-100011-00  
Tax Unit of Allen  
State ID No. 57-09-03-200-015.000-003  
May 10 \$200.74 NOT PAID  
November 10 \$200.74 NOT PAID  
Assessed Valuation: Land \$42,300 Improvements \$129,200  
Exemptions \$45,000-H/\$33,495-Supp/\$14,000-Over 65
7. Annual assessment of \$173.70 for maintenance of Rosenberry Drain 2021,  
May 10 \$86.85 NOT PAID, November 10 \$86.85 NOT PAID.
8. Annual assessment of \$12.48 for maintenance of Cedar Creek - Dk Drain 2021,  
May 10 \$6.24 NOT PAID, November 10 \$6.24 NOT PAID.
9. Taxes for 2021 due and payable 2022, and subsequent taxes.

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# PRELIMINARY TITLE



10. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
11. 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.
12. Rights of way for drainage tiles, feeders and laterals, if any.
13. Rights of the public, State of Indiana, County of Noble and the municipality in and to that part of the premises taken or used for road purposes.
14. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.
15. Easement for electrical lines and incidental purposes in favor of Noble County Rural Electric Membership Corporation, dated September 30, 1938, recorded October 20, 1938, in Miscellaneous Record 17, page 374, in the Office of the Recorder of Noble County, Indiana.
16. Right-of-way grant from Homer J. Myers and Sarah E. Myers, husband and wife, to Northern Indiana Fuel and Light Company, an Indiana corporation, its successors and/or assigns, dated July 9, 1954, recorded July 19, 1954, in Miscellaneous Record 22, pages 513-514, in the Office of the Recorder of Noble County, Indiana.
17. Perpetual Highway Easement by and between Larry Antonides and County of Noble, dated September 13, 2004 and recorded September 21, 2004 as Instrument No. 040900602.
18. This commitment has been issued without a judgment search being made against the name insured.

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# PHOTOS





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# PHOTOS



## SCHRADER AT A GLANCE

- Established in 1944.
- Located in Columbia City, IN, in 10,000 square feet of office space and heated garage/shop for auction equipment.
- Salaried staff (21) averages over 14 years experience, and the Schrader marketing team includes (4) graphic designers and a professional photographer.
- Sales representatives (36) in six states, including Oklahoma and Florida.
- Joint venture offices in Michigan, Virginia and Washington and a joint venture office in Indianapolis, Indiana.
- Licensed in 26 states and have ability to secure proper licensing in any state.
- Real estate auctions conducted in 40 states.
- Over 400 years of combined experience.
- Seven staff members and managers with master's degrees—president having a Masters Degree in Agricultural Economics.
- 200 to 250 auctions conducted annually.
- Annual real estate auction sales volume has exceeded \$250,000,000.
- Annual acreage sold has exceeded 100,000 acres plus residential and commercial properties.
- Traditional real estate sales and Section 1031 tax deferred exchanges are a sector of Schrader business.
- Conducted the first online multi-tract auction on the internet simultaneously with the live auction on March 27, 2000.





**SCHRADER REAL ESTATE & AUCTION CO., INC.**  
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