

Noble County, IN

**37 $\pm$  acres**  
OFFERED IN  
3 TRACTS

# Land AUCTION

Monday, May 24 • 6:00 PM

- 2021 Farming Rights
- Gorgeous Topography
- Great Potential Building Sites
- Productive Tillable Farmland
- High Indexing Soils



# INFORMATION BOOKLET

## 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:** Eric Strater

**AUCTION COMPANY:** Schrader Real Estate and Auction Company, Inc.



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

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

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

### TERMS AND CONDITIONS:

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total 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 Warranty Deed(s).

**CLOSING:** The balance of the purchase price is due at closing, which will take place on or before 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. If Tracts 1, 2 or 3 sell apart from whole farm, they will

be subject to final plat approval. Closing may be approximately 90 days.

**POSSESSION:** Possession at closing or for tillable land immediate with additional 10% down payment and liability coverage.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with the installment due in the Spring 2022.

**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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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**MONDAY, MAY 24, 2021**

**37 ACRES – LIGONIER, 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) or fax to 260-244-4431, no later than Monday, May 17, 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**  
**37± Acres • Noble County, Indiana**  
**Monday, May 24, 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 Monday, May 24, 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; Fax 260-244-4431; 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, Monday, May 17, 2021**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

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

\_\_\_\_\_  
Date

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

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

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

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

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



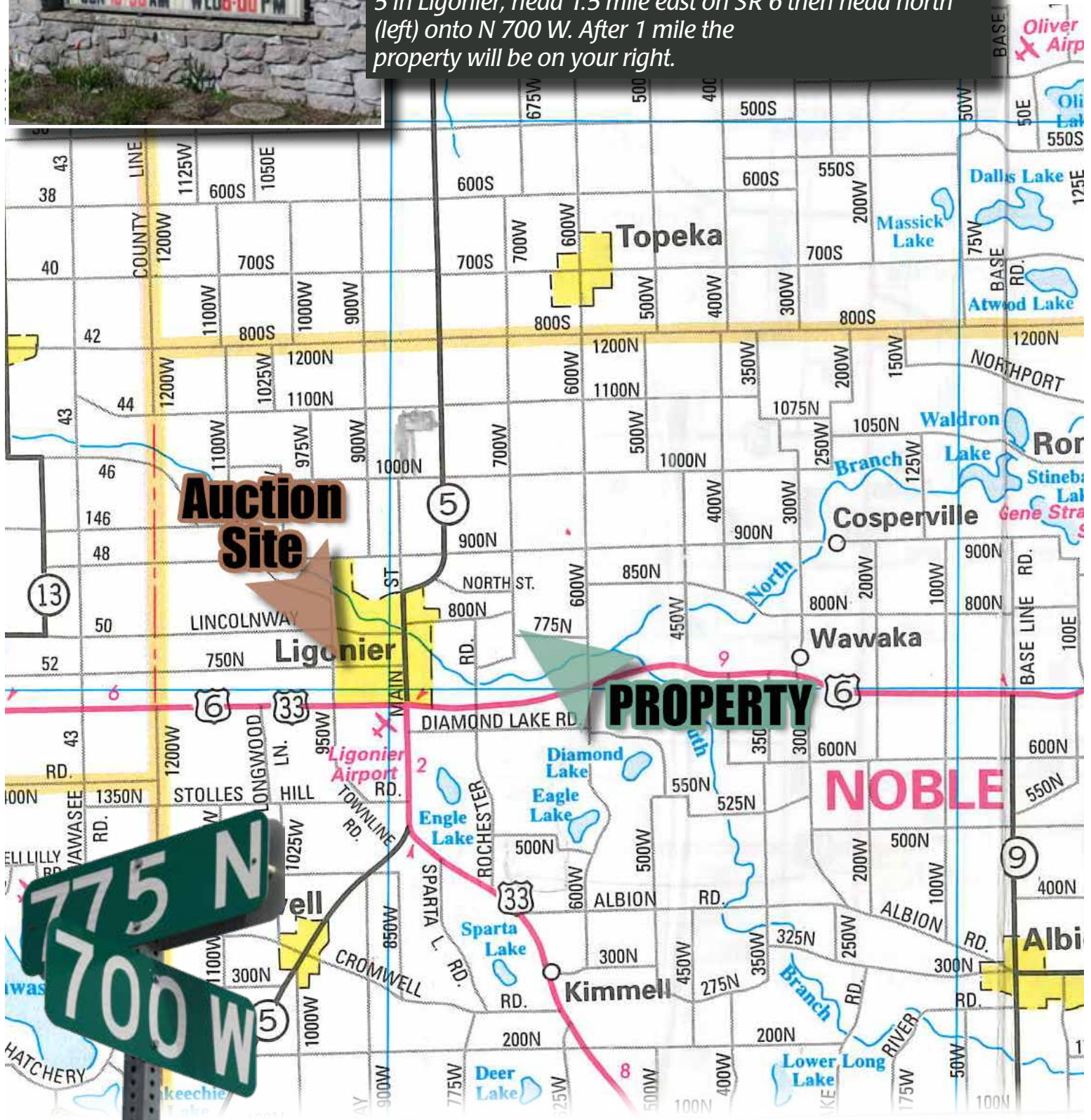
**MAPS**

# LOCATION MAP



**AUCTION LOCATION:** Trinity Assembly of God,  
1288 W Union St., Ligonier IN

**DIRECTIONS TO PROPERTY:** 7774 N 700 W,  
Ligonier, IN 46767. From the intersection of SR 6 and SR  
5 in Ligonier, head 1.5 mile east on SR 6 then head north  
(left) onto N 700 W. After 1 mile the  
property will be on your right.



# AERIAL MAP

## Inspection Dates:

Saturday, May 8<sup>th</sup> • 1-3pm  
Monday, May 17<sup>th</sup> • 4-6pm  
*Meet a Schrader representative  
at Tract 1.*

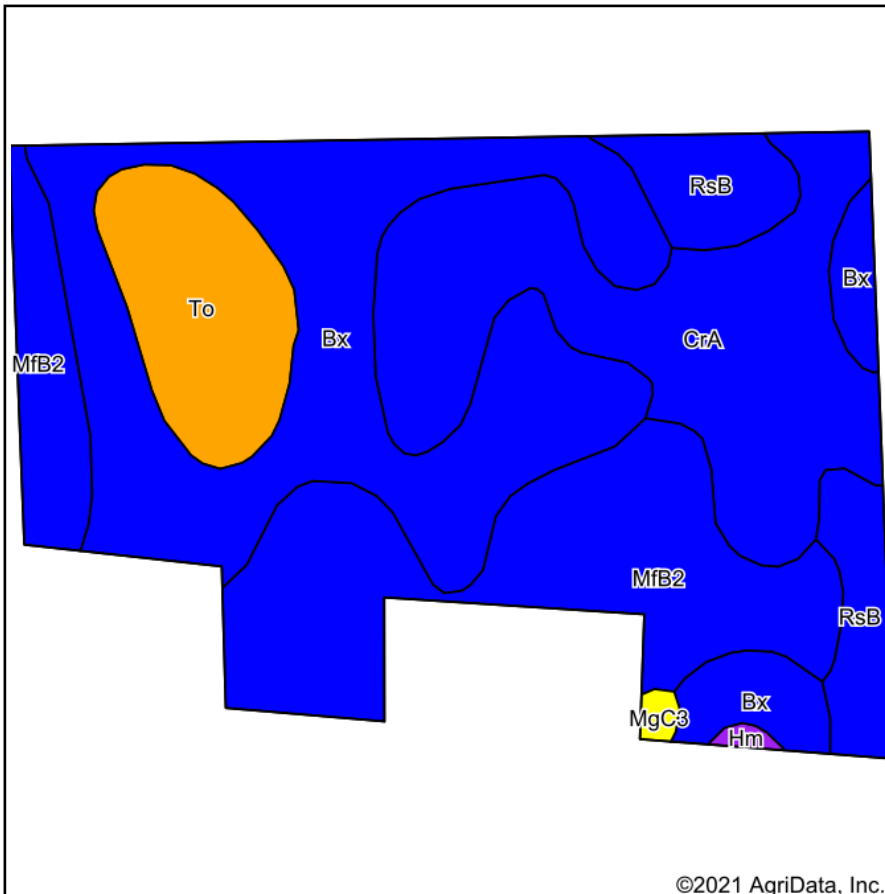




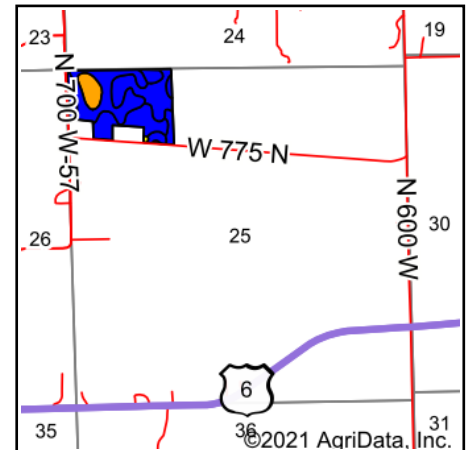


# SOIL INFORMATION

# SOIL MAP



Soils data provided by USDA and NRCS.



State:	<b>Indiana</b>
County:	<b>Noble</b>
Location:	<b>25-35N-8E</b>
Township:	<b>Perry</b>
Acres:	<b>37.07</b>
Date:	<b>5/4/2021</b>



Maps Provided By



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
Bx	Brookston silt loam	12.76	34.4%		IIw	175	24	6		12	49	70	73
MFB2	Miami loam, 2 to 6 percent slopes, eroded	9.25	25.0%		Ile	143	19	5	9		49	64	40
CrA	Crosier loam, 0 to 2 percent slopes	8.66	23.4%		IIw	154		5		10	50	69	55
To	Toledo silty clay loam	3.45	9.3%		IIIw	155	21	5		10	44	62	63
RsB	Riddles sandy loam, 1 to 6 percent slopes	2.70	7.3%		Ile	143		5	9		49	58	61
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.15	0.4%		IVe	121		4		8	41	54	32
Hm	Houghton muck, disintegration moraine, 0 to 2 percent slopes	0.10	0.3%		Vw								49
Weighted Average						157.2	15	5.3	2.9	7.4	48.6	66.4	*n 58.5

\*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.



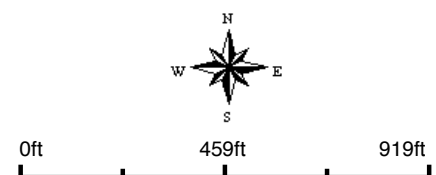
# WETLANDS MAP



State: **Indiana**  
 Location: **25-35N-8E**  
 County: **Noble**  
 Township: **Perry**  
 Date: **5/4/2021**

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

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgriDataInc.com



Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	2.15
	Total Acres	2.15

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

# TOPOGRAPHY MAP



Maps Provided By



© AgriData, Inc. 2021 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: 872.7

Max: 907.3

Range: 34.6

Average: 892.4

Standard Deviation: 6.5 ft

0ft 286ft 571ft



5/4/2021

25-35N-8E  
Noble County  
Indiana

Map Center: 41° 27' 55.37, -85° 33' 16.44

# **FSA INFORMATION & MAP**

# FSA INFORMATION & MAP

Form: FSA-156E

## Abbreviated 156 Farm Record

Crop Year: 2021

Form 15634 Continued ...

Name : ERIC A STRATER  
 Operator Producers : None  
 Farm ID : 18-113-2020-14

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarbeets
58.43	55.50	55.50	0.00	0.00	0.00	0.00	0.00
Other Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken Native 5
0.00	0.00	55.50	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	32.69	0.00	162
beans	17.23	0.00	47
TAL	49.92	0.00	

## NOTES

Compliance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or the USDA Center for Civil Rights at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

If a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <http://www.usda.gov/complaints/ad3027.pdf> and mail any USDA office or addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-8992. Submit your completed form or letter to USDA, U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410, (T) (202) 690-7442 or (3) [usda.nondiscrimination@usda.gov](mailto:usda.nondiscrimination@usda.gov); USDA is an equal opportunity provider, employer, and lender.



# FSA INFORMATION & MAP

Administered by: Noble County, Indiana

58.43 Tract acres  
55.5 Cropland acres  
0 CRP acres

re: Primarily USDA NAIP 2020 imagery; IDHS or DynaMap roads; FSA data to 2021-02-23 09:07:57

● Restricted Use  
▽ Limited Restrictions  
■ Exempt from Conservation Compliance Provisions

CLU

THS: 35N8E25

Noble Co., IN

MORTON

N 700 W

7

W 775 N

170 340 510 680 Feet

CLU Acres HEL Contract Prac  
7 55.5 N

A FSA map is 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 product is not a legal survey and is not intended to be used for legal purposes. For more information, please contact your local FSA office.





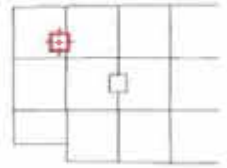
# **COUNTY TAX INFORMATION**

# COUNTY TAX INFORMATION

 **Beacon**<sup>TM</sup> Noble County, IN



Overview



Legend

- Street Centerlines
  - US STATE
  - STATE
  - COUNTY
  - COUNTY NONMAINTAINED
  - MUNICIPAL
  - ADJACENT COUNTY ROADS
- Hwy Shields
- Land Hooks
- Parcel Numbers (Assessor)
- Parcels (Assessor)
- Parcels (Surveyor)
- Railroads
- Corporate Limits
- Township Boundaries

Date created: 3/4/2021  
Last Data Uploaded: 3/3/2021 8:51:55 PM

Developed by  **Schneider**  
GEOSPATIAL

700W  
775N

# COUNTY TAX INFORMATION



## Summary (Auditor)

Parcel ID: 57-01-25-400-006.000-013  
 Bill ID: 003-100652-03  
 Reference #: 570125100004000013  
 Property Address: 7774 N 700W  
 Ligonier, IN, 46767  
 Brief Legal Description: N Pt Nw 1/4 Sec 25 40.53 acres (400-006)  
 (Note: Not to be used on legal documents)  
 Instrument Nbr: N/A  
 Doc Nbr: N/A  
 Class: AGRICULTURAL - VACANT LAND  
 Tax District: 57013 Perry Township  
 Tax Rate Code: 106.5 - Adv Tax Rate  
 Property Type: 65 - Agricultural  
 Mortgage Co: N/A  
 Last Change Date:

## Ownership (Auditor)

Strater Eric A  
 0554 W 600 N  
 Albion, IN 46701

## Taxing District (Assessor)

County: Noble  
 Township: PERRY TOWNSHIP  
 State District: 57013 PERRY TOWNSHIP  
 Local District: 57001  
 School Corp: WEST NOBLE  
 Neighborhood: 1350100 Perry Twp Base Area

## Site Description (Assessor)

Topography: Flat  
 Public Utilities: Electricity  
 Street or Road: Paved  
 Area Quality: Static  
 Parcel Acreage: 60.53

## Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
5/14/2012	STRATER ERIC A	120500332		\$674,599.00
11/7/2011	ROBERTS JAN L	111100171		\$0.00
8/24/1994	ROBERTS JAN L			\$0.00

Contact the Auditor's Office for correct transfer dates.

## Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/22/2020					
6/25/2019					

Contact the Auditor's Office for correct transfer dates.

## Valuation

Assessment Year	2020	2020 (2)
Reason	ANNUAL ADJUSTMENT	SPLIT
As Of Date	4/9/2020	10/21/2019
Land	\$76,400	\$93,100
Land Res (1)	\$0	\$0
Land Non Res (2)	\$76,400	\$93,100
Land Non Res (3)	\$0	\$0
Improvement	\$0	\$0
Imp Res (1)	\$0	\$0
Imp Non Res (2)	\$0	\$0
Imp Non Res (3)	\$0	\$0
Total	\$76,400	\$93,100
Total Res (1)	\$0	\$0
Total Non Res (2)	\$76,400	\$93,100

# COUNTY TAX INFORMATION

Total Non Res (3)

\$0

\$0

## Homestead Allocations

Land

2020 Pay 2021

\$76,400.00

Res Land

\$0.00

Improve

\$0.00

Res Improve

\$0.00

## Tax History

+ Spring Tax

2020 Pay 2021

\$678.82

2019 Pay 2020

\$0.00

+ Spring Penalty

\$0.00

\$0.00

+ Spring Annual

\$0.00

\$0.00

+ Fall Tax

\$678.82

\$0.00

+ Fall Penalty

\$0.00

\$0.00

+ Fall Annual

\$0.00

\$0.00

+ Delq NTS Tax

\$0.00

\$0.00

+ Delq NTS Pen

\$0.00

\$0.00

+ Delq TS Tax

\$0.00

\$0.00

+ Delq TS Pen

\$0.00

\$0.00

+ Other Assess

\$99.88

\$240.04

Smith - \$99.88

Smith - \$240.04

+ Advert Fee

\$0.00

\$0.00

+ Tax Sale Fee

\$0.00

\$0.00

+ NSF Fee

\$0.00

\$0.00

PTRC

\$0.00

\$0.00

HMST Credit

\$0.00

\$0.00

LIT Credits

\$0.00

\$0.00

Circuit Breaker

\$0.00

\$0.00

Over 65 CB

\$0.00

\$0.00

= Charges

\$1,457.52

\$240.04

- Surplus Transfer

\$0.00

\$120.02

- Credits

(\$360.06)

= Total Due

\$1,457.52

(\$120.02)

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	1883022	11/10/2020	OT 11/12 B 6 W/OE	\$120.02
2019 Pay 2020	1870440	10/22/2020	M 101 989 LAKELAND	\$120.02
2019 Pay 2020	1863945	5/11/2020	OT 5/14 B29 W/E	\$120.02

## Special Assessments

Smith

	2020 Pay 2021	2019 Pay 2020
Spring Tax	\$49.94	\$120.02
Spring Penalty	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00
Fall Tax	\$49.94	\$120.02
Fall Penalty	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00

## Land

# COUNTY TAX INFORMATION

Land Type	Soil ID	Act Front.	EM Depth	Size	Rate	Adj. Rate	Ent. Value	Infl. %	Value
PUBLIC ROAD/ROW		0	0	2.2900	\$1,280.00	\$1,280.00	\$2,931.20	(\$100.00)	\$0.00
TILLABLE LAND	AU	0	0	1.790000	\$1,280.00	\$1,037.00	\$1,856.23	\$0.00	\$1,860.00
TILLABLE LAND	BX	0	0	18.460000	\$1,280.00	\$1,638.00	\$30,237.48	\$0.00	\$30,240.00
NONTILLABLE LAND	BX	0	0	0.880000	\$1,280.00	\$1,638.00	\$1,441.44	(\$60.00)	\$580.00
TILLABLE LAND	CRA	0	0	13.850000	\$1,280.00	\$1,306.00	\$18,068.10	\$0.00	\$18,090.00
TILLABLE LAND	EM	0	0	0.530000	\$1,280.00	\$1,203.00	\$637.59	\$0.00	\$640.00
NONTILLABLE LAND	EM	0	0	2.170000	\$1,280.00	\$1,203.00	\$2,610.51	(\$60.00)	\$1,040.00
NONTILLABLE LAND	HM	0	0	0.040000	\$1,280.00	\$640.00	\$25.60	(\$60.00)	\$10.00
NONTILLABLE LAND	MF82	0	0	0.990000	\$1,280.00	\$1,139.00	\$1,127.61	(\$60.00)	\$450.00
TILLABLE LAND	MF82	0	0	9.470000	\$1,280.00	\$1,139.00	\$10,786.33	\$0.00	\$10,790.00
NONTILLABLE LAND	MGC3	0	0	0.120000	\$1,280.00	\$986.00	\$118.32	(\$60.00)	\$50.00
TILLABLE LAND	R5B	0	0	6.470000	\$1,280.00	\$1,254.00	\$8,113.38	\$0.00	\$8,110.00
TILLABLE LAND	TO	0	0	3.470000	\$1,280.00	\$1,306.00	\$4,531.82	\$0.00	\$4,530.00

## 2019 Pay 2020 Tax Statements (Treasurer)

[57-01-25-400-006.000-013 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

## 2020 Property Record Cards

[57-01-25-400-006.000-013 \(PDF\)](#)

No data available for the following modules: Sales, Exemptions, 2018 Pay 2019 Tax Statements (Treasurer), Residential, Commercial, Improvements, Sketches, 2019 Property Record Cards

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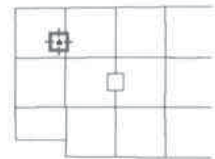
Version 2.3.116



# COUNTY TAX INFORMATION



## Overview



## Legend

- Street Centerlines
  - US STATE
  - STATE
  - COUNTY
  - COUNTY NONMAINTAINED
  - MUNICIPAL
  - ADJACENT COUNTY ROADS
- Hwy Shields
- Land Hooks
- Parcel Numbers (Assessor)
- Parcels (Assessor)
- Parcels (Surveyor)
- Railroads
- Corporate Limits
- Township Boundaries

Parcel ID 57-01-25-400-006.000-013 Alternate ID 001-100651-03  
Sec/Twp/Rng 0025-0035-8 Class AGRICULTURAL - VACANT LAND  
Property Address 7774 N 700 W Acreage 40.530  
LIGONIER

Owner Address Strater Eric A  
0554 W 600 N  
Albion, IN 46701

District 57013 Perry Township  
Brief Tax Description N Pt Nw 1/4 Sec 25 40.53 acres (400-006)  
(Note: Not to be used on legal documents)

Date created: 4/13/2021  
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**PHOTOS**

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