

LAND AUCTION

Thursday August 12 • 6pm



Pike County, Indiana
Near Winslow, Indiana

187.5± *Acres*

Offered in 2 Tracts

Held at Pike County Fairgrounds
Community Building
Petersburg, IN

INFORMATION BOOKLET

- Approximately 82.5 Tillable Acres per FSA
- Many Years Since Last Timber Harvest
- Patoka River Frontage
- Mineral Rights Conveyed to Buyer
- Good Hunting Area



DISCLAIMER:

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

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

Owner Tract 1: Estate of Donald Richardson, Richardson Joint Revocable Living Trust

Owner Tract 2: Martha Annabel Richardson



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 2 individual tracts with simultaneous bidding.

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 and/or Warranty Deed(s).

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

POSSESSION: Possession is at closing, subject to the current farm lease and remaining tenants rights.

MINERAL RIGHTS: Sellers shall convey to buyer(s) 100% of their mineral rights.

REAL ESTATE TAXES: Real estate taxes will be prorated to the 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.**

Auction Manager: Brad Horral • 812.890.8255

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, AUGUST 12, 2021

187.5 ACRES – PETERSBURG, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, August 5, 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
187.5± Acres • Pike County, Indiana
Thursday, August 12, 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 Thursday, August 12, 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) 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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, August 5, 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.

LOCATION & TRACT MAPS

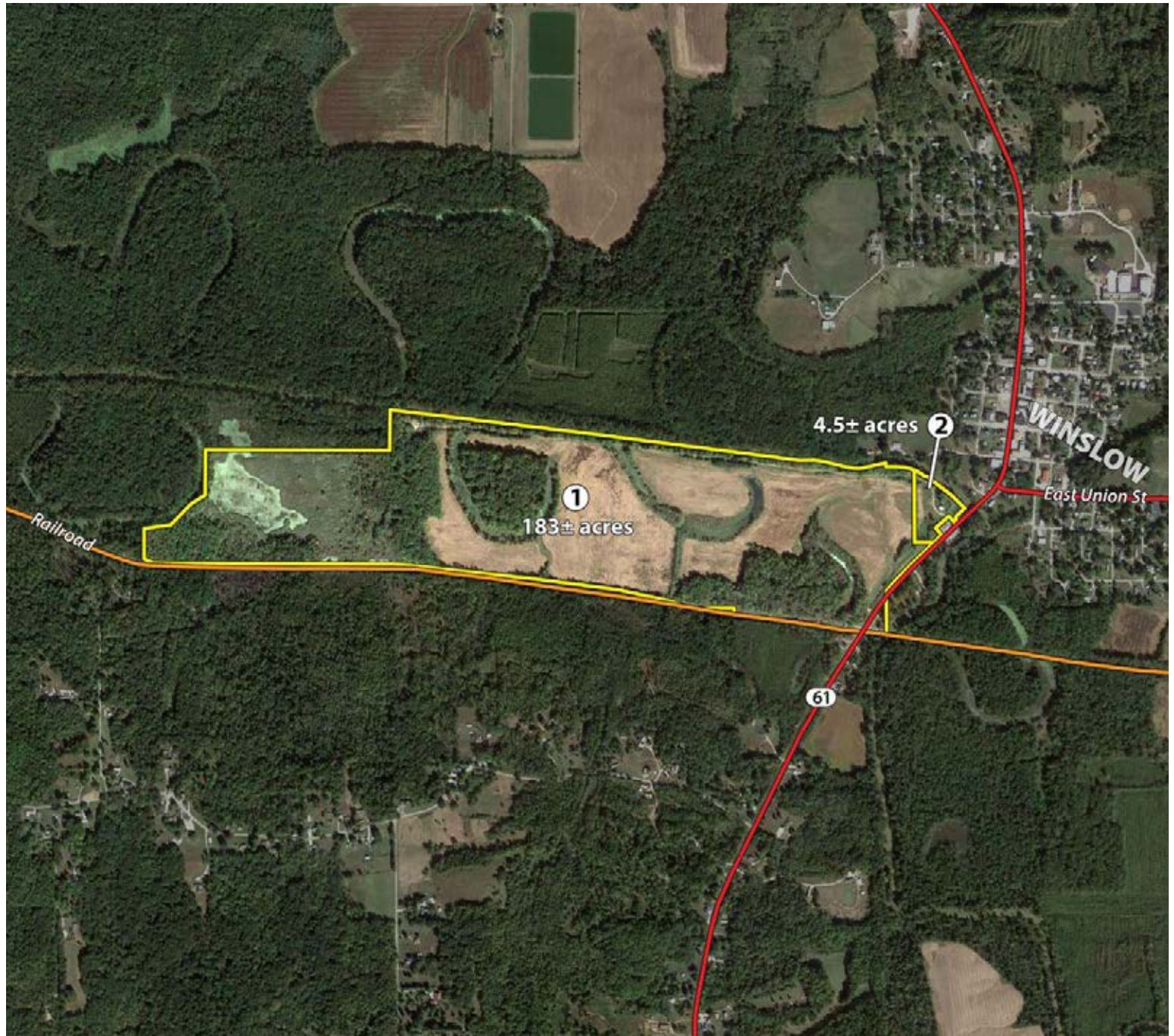
LOCATION & TRACT MAPS



Auction Site: Pike County Fairgrounds Community Building • 1211 West St Rt 56
Petersburg, IN 47567

Directions to Property: Located at the South edge of Winslow, IN along SR 61

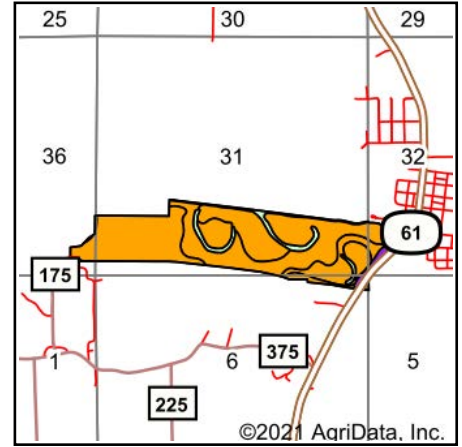
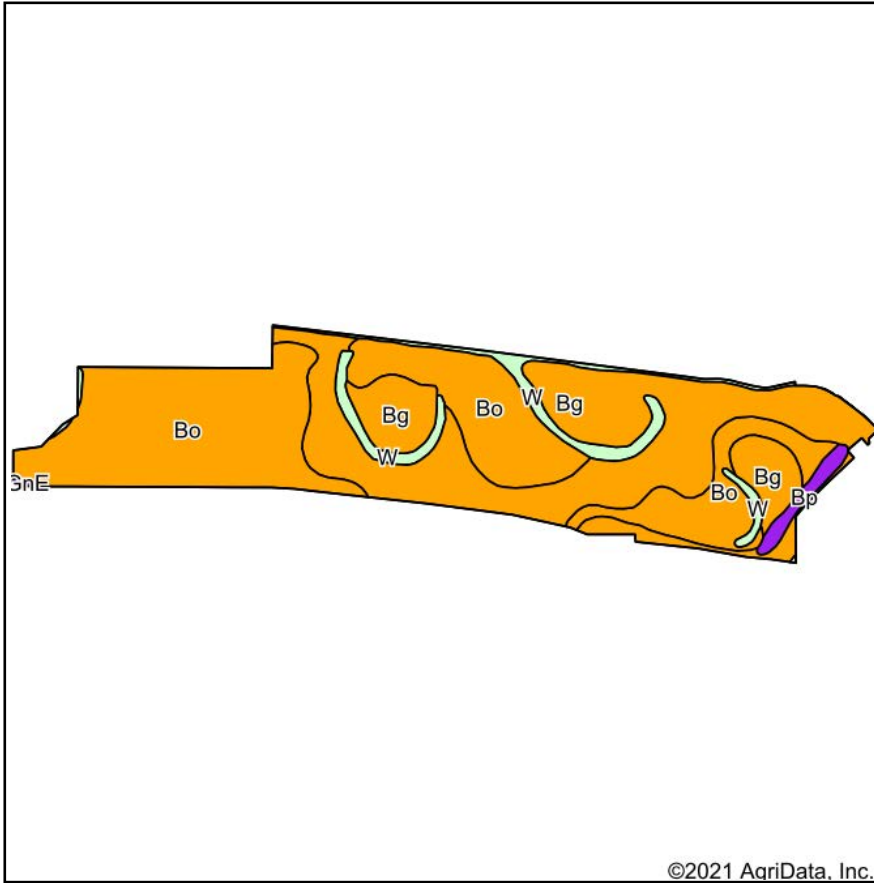
LOCATION & TRACT MAPS



MAPS

SURETY SOILS MAP

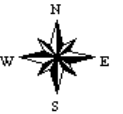
Soils Map



State: **Indiana**
 County: **Pike**
 Location: **31-1S-7W**
 Township: **Patoka**
 Acres: **192.31**
 Date: **4/2/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

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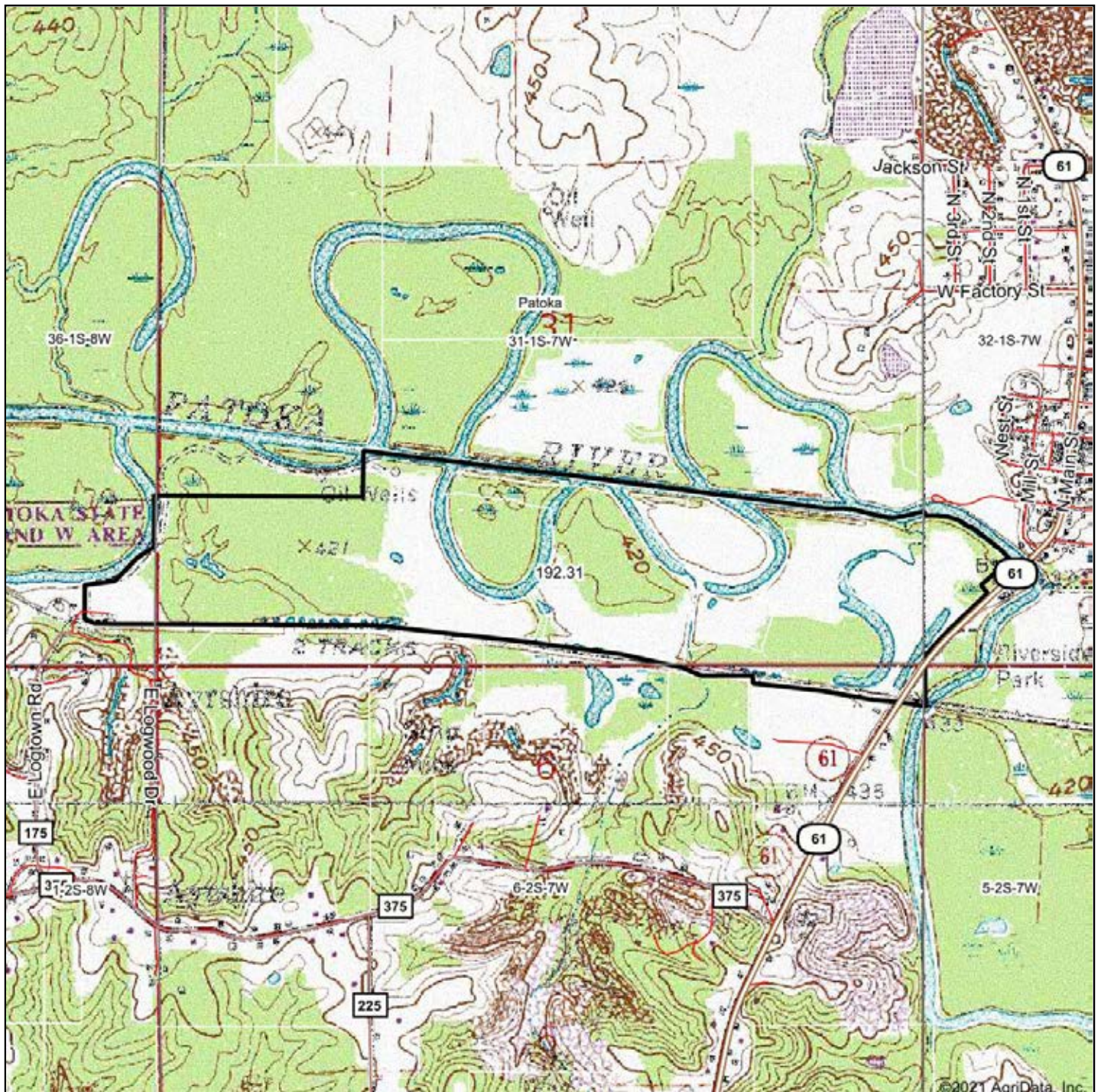
Area Symbol: IN125, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grain sorghum	Grass legume hay	Grass legume pasture	Pasture	Soybeans	Winter wheat
Bo	Bonnie silt loam, 0 to 2 percent slopes, frequently flooded	92.55	48.1%		IIIw	119	93	4	6		40	
Bg	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	83.67	43.5%		IIIw	112		4	6		37	
W	Water	12.82	6.7%									
Bp	Bonnie silt loam, ponded	3.00	1.6%		Vw							
GnE	Gilpin silt loam, 15 to 30 percent slopes	0.27	0.1%		Vle	65		2		4	23	33
Weighted Average						106.1	44.8	3.7	5.5	*-	35.4	*-

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

Topography Map



map center: 38° 22' 49.78, -87° 13' 48.85

0ft 1215ft 2430ft

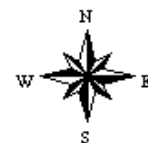
Maps Provided By:



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31-1S-7W
Pike County
Indiana



4/2/2021

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

WETLANDS MAP

Wetlands Map



State: **Indiana**
 Location: **31-1S-7W**
 County: **Pike**
 Township: **Patoka**
 Date: **4/2/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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0ft 1631ft 3261ft

Classification Code	Type	Acres
PFO1/EM1C	Freshwater Forested/Shrub Wetland	35.07
PFO1A	Freshwater Forested/Shrub Wetland	31.48
PUBG	Freshwater Pond	9.16
PFO1C	Freshwater Forested/Shrub Wetland	7.91
R2UBH	Riverine	5.74
PEM1C	Freshwater Emergent Wetland	1.18
R5UBH	Riverine	1.07
PEM1F	Freshwater Emergent Wetland	0.58
PSS1/EM1C	Freshwater Forested/Shrub Wetland	0.40
PSS1C	Freshwater Forested/Shrub Wetland	0.33
R4SBC	Riverine	0.23
PUBGx	Freshwater Pond	0.17
Total Acres		93.32

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

FSA INFORMATION

FSA INFORMATION

INDIANA

PIKE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1218

Prepared : 7/1/21 11:47 AM

Crop Year : 2021

Operator Name : ENGLERT FARMS, LLC
Farms Associated with Operator : 18-125-1172, 18-125-1218, 18-125-2630, 18-125-2936, 18-125-3326, 18-125-3355, 18-125-3356, 18-125-3441, 18-125-4071
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
211.34	82.55	82.55	0.00	0.00	0.00	0.00	0.00	Active	1
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	82.55	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	43.20	0.00	115	
Soybeans	34.80	0.00	31	
TOTAL	78.00	0.00		

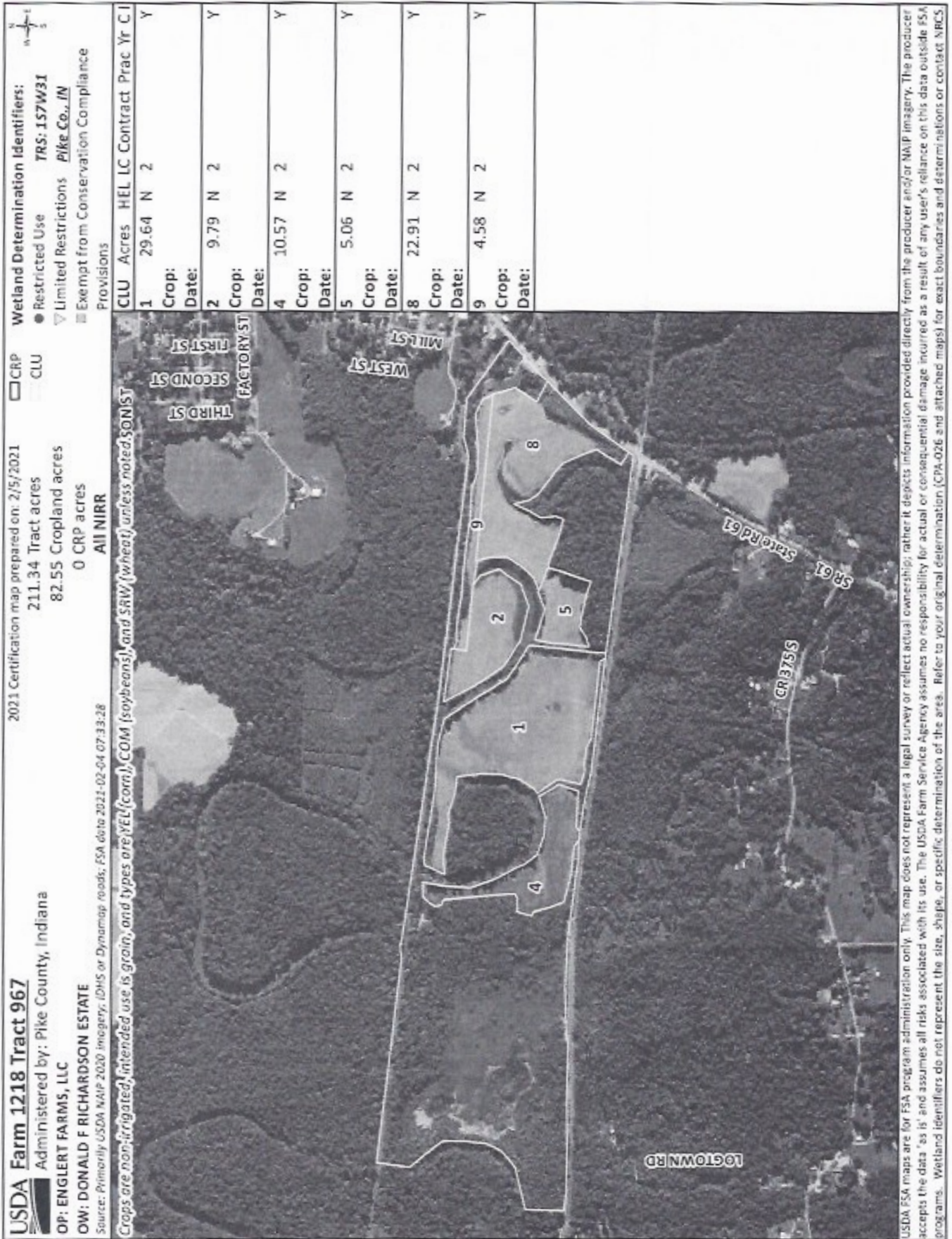
NOTES

Tract Number : 967
Description : H7-1A SEC 31,T1S,R7W /PATOKA
FSA Physical Location : INDIANA/PIKE
ANSI Physical Location : INDIANA/PIKE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DONALD F RICHARDSON ESTATE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
211.34	82.55	82.55	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	82.55	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION



COUNTY TAX INFORMATION

Tract 1

[illegible]

COUNTY TAX INFORMATION

Tract 1

06-36-400-023.000-009		Richardson, Donald F 3		E LOGTOWN RD		100, Vacant Land		PATOKA #1		/90		1/2	
General Information		Ownership		Transfer of Ownership				Notes					
Parcel Number		Richardson, Donald F 3		Date		Doc ID		Book/Page		Adj Sale Price		VII	
36-36-400-023.000-009		4 Int and The Richardson Joint Revoca		10/03/2018		20161889		WD		/		\$0	
Parcel Number		989 Clay ST		Richardson, Donald F		WD		/		/		\$0	
3074001		SAINT CLAIR, MO 63077		01/01/1900		Richardson, Donald F		WD		/		\$0	
ID:		Legal											
Tract Number		009-007-40-01 PT SE 36 1/8 1/4 66A											
County Class 100		LESS 1/2 OL											
Tract Land													
Tract 2019		Assessment Year		2016		2017		2018		2019		2016	
Location Information		Reason For Change		AA		AA		AA		AA		AA	
County		As Of Date		02/06/2019		06/13/2019		06/18/2018		07/17/2017		01/01/2016	
County		Valuation Method		Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod	
County		Equalization Factor		1.0000		1.0000		1.0000		1.0000		1.0000	
County		Notice Required		✓		✓		✓		✓		✓	
County		Land		\$600		\$600		\$600		\$700		\$700	
County		Land Res (1)		\$0		\$0		\$0		\$0		\$0	
County		Land Non Res (2)		\$0		\$0		\$0		\$0		\$0	
County		Land Non Res (3)		\$0		\$0		\$0		\$0		\$0	
County		Improvement		\$0		\$0		\$0		\$0		\$0	
County		Imp Res (1)		\$0		\$0		\$0		\$0		\$0	
County		Imp Non Res (2)		\$0		\$0		\$0		\$0		\$0	
County		Imp Non Res (3)		\$0		\$0		\$0		\$0		\$0	
County		Total		\$600		\$600		\$600		\$700		\$700	
County		Total Res (1)		\$0		\$0		\$0		\$0		\$0	
County		Total Non Res (2)		\$600		\$600		\$600		\$700		\$700	
County		Total Non Res (3)		\$0		\$0		\$0		\$0		\$0	
County		Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')		Act		Size		Factor		Rate		Adj. Rate	
County		Type Method ID		6		A		BO		1		1.6600	
County		Infl. %		-80%		0%		1.0000		Value		Factor	
County		Value		\$2,746		\$1,654		\$1,654		\$550		\$550	
County		Developer Discount		1.66		1.66		1.66		1.66		1.66	
County		Parcel Acreage		0.00		0.00		0.00		0.00		0.00	
County		81 Legal Drain NV		0.00		0.00		0.00		0.00		0.00	
County		82 Public Roads NV		0.00		0.00		0.00		0.00		0.00	
County		83 UT Towers NV		0.00		0.00		0.00		0.00		0.00	
County		9 Homesite		0.00		0.00		0.00		0.00		0.00	
County		91/92 Acres		0.00		0.00		0.00		0.00		0.00	
County		Total Acres Farmland		1.66		1.66		1.66		1.66		1.66	
County		Farmland Value		\$550		\$550		\$550		\$550		\$550	
County		Measured Acreage		1.66		1.66		1.66		1.66		1.66	
County		Avg Farmland Value/Acre		331		331		331		331		331	
County		Value of Farmland		\$550		\$550		\$550		\$550		\$550	
County		Classified Total		\$0		\$0		\$0		\$0		\$0	
County		Farm / Classified Value		\$600		\$600		\$600		\$600		\$600	
County		Homesite(s) Value		\$0		\$0		\$0		\$0		\$0	
County		91/92 Value		\$0		\$0		\$0		\$0		\$0	
County		Supp. Page Land Value		\$0		\$0		\$0		\$0		\$0	
County		CAP 1 Value		\$600		\$600		\$600		\$600		\$600	
County		CAP 2 Value		\$0		\$0		\$0		\$0		\$0	
County		CAP 3 Value		\$0		\$0		\$0		\$0		\$0	
County		Total Value		\$600		\$600		\$600		\$600		\$600	
County		Land Computations		1.66		1.66		1.66		1.66		1.66	
County		Calculated Acreage		1.66		1.66		1.66		1.66		1.66	
County		Actual Frontage		1		1		1		1		1	
County		Developer Discount		1.66		1.66		1.66		1.66		1.66	
County		Parcel Acreage		0.00		0.00		0.00		0.00		0.00	
County		81 Legal Drain NV		0.00		0.00		0.00		0.00		0.00	
County		82 Public Roads NV		0.00		0.00		0.00		0.00		0.00	
County		83 UT Towers NV		0.00		0.00		0.00		0.00		0.00	
County		9 Homesite		0.00		0.00		0.00		0.00		0.00	
County		91/92 Acres		0.00		0.00		0.00		0.00		0.00	
County		Total Acres Farmland		1.66		1.66		1.66		1.66		1.66	
County		Farmland Value		\$550		\$550		\$550		\$550		\$550	
County		Measured Acreage		1.66		1.66		1.66		1.66		1.66	
County		Avg Farmland Value/Acre		331		331		331		331		331	
County		Value of Farmland		\$550		\$550		\$550		\$550		\$550	
County		Classified Total		\$0		\$0		\$0		\$0		\$0	
County		Farm / Classified Value		\$600		\$600		\$600		\$600		\$600	
County		Homesite(s) Value		\$0		\$0		\$0		\$0		\$0	
County		91/92 Value		\$0		\$0		\$0		\$0		\$0	
County		Supp. Page Land Value		\$0		\$0		\$0		\$0		\$0	
County		CAP 1 Value		\$600		\$600		\$600		\$600		\$600	
County		CAP 2 Value		\$0		\$0		\$0		\$0		\$0	
County		CAP 3 Value		\$0		\$0		\$0		\$0		\$0	
County		Total Value		\$600		\$600		\$600		\$600		\$600	
County		Land Computations		1.66		1.66		1.66		1.66		1.66	
County		Calculated Acreage		1.66		1.66		1.66		1.66		1.66	
County		Actual Frontage		1		1		1		1		1	
County		Developer Discount		1.66		1.66		1.66		1.66		1.66	
County		Parcel Acreage		0.00		0.00		0.00		0.00		0.00	
County		81 Legal Drain NV		0.00		0.00		0.00		0.00		0.00	
County		82 Public Roads NV		0.00		0.00		0.00		0.00		0.00	
County		83 UT Towers NV		0.00		0.00		0.00		0.00		0.00	
County		9 Homesite		0.00		0.00		0.00		0.00		0.00	
County		91/92 Acres		0.00		0.00		0.00		0.00		0.00	
County		Total Acres Farmland		1.66		1.66		1.66		1.66		1.66	
County		Farmland Value		\$550		\$550		\$550		\$550		\$550	
County		Measured Acreage		1.66		1.66		1.66		1.66		1.66	
County		Avg Farmland Value/Acre		331		331		331		331		331	
County		Value of Farmland		\$550		\$550		\$550		\$550		\$550	
County		Classified Total		\$0		\$0		\$0		\$0		\$0	
County		Farm / Classified Value		\$600		\$600		\$600		\$600		\$600	
County		Homesite(s) Value		\$0		\$0		\$0		\$0		\$0	
County		91/92 Value		\$0		\$0		\$0		\$0		\$0	
County		Supp. Page Land Value		\$0		\$0		\$0		\$0		\$0	
County		CAP 1 Value		\$600		\$600		\$600		\$600		\$600	
County		CAP 2 Value		\$0		\$0		\$0		\$0		\$0	
County		CAP 3 Value		\$0		\$0		\$0		\$0		\$0	
County		Total Value		\$600		\$600		\$600		\$600		\$600	
County		Land Computations		1.66		1.66		1.66		1.66		1.66	
County		Calculated Acreage		1.66		1.66		1.66		1.66		1.66	
County		Actual Frontage		1		1		1		1		1	
County		Developer Discount		1.66		1.66		1.66		1.66		1.66	
County		Parcel Acreage		0.00		0.00		0.00		0.00		0.00	
County		81 Legal Drain NV		0.00		0.00		0.00		0.00		0.00	
County		82 Public Roads NV		0.00		0.00		0.00		0.00		0.00	
County		83 UT Towers NV		0.00		0.00		0.00		0.00		0.00	
County		9 Homesite		0.00		0.00		0.00		0.00		0.00	
County		91/92 Acres		0.00		0.00		0.00		0.00		0.00	
County		Total Acres Farmland		1.66		1.66		1.66		1.66		1.66	
County		Farmland Value		\$550		\$550		\$550		\$550		\$550	
County		Measured Acreage		1.66		1.66		1.66		1.66		1.66	
County		Avg Farmland Value/Acre		331		331		331		331		331	
County		Value of Farmland		\$550		\$550		\$550		\$550		\$550	
County		Classified Total		\$0		\$0		\$0		\$0		\$0	
County		Farm / Classified Value		\$600		\$600		\$600		\$600		\$600	
County		Homesite(s) Value		\$0		\$0		\$0		\$0		\$0	
County		91/92 Value		\$0		\$0		\$0		\$0		\$0	
County		Supp. Page Land Value		\$0		\$0		\$0		\$0		\$0	
County		CAP 1 Value		\$600		\$600		\$600		\$600		\$600	
County		CAP 2 Value		\$0		\$0		\$0		\$0		\$0	
County		CAP 3 Value		\$0		\$0		\$0		\$0		\$0	
County		Total Value		\$600		\$600		\$600		\$600		\$600	
County		Land Computations		1.66		1.66		1.66		1.66		1.66	
County		Calculated Acreage		1.66		1.66		1.66		1.66		1.66	
County		Actual Frontage		1		1		1		1		1	
County		Developer Discount		1.66		1.66		1.66		1.66		1.66	
County		Parcel Acreage		0.00		0.00		0.00		0.00		0.00	
County		81 Legal Drain NV		0.00		0.00		0.00		0.00		0.00	
County		82 Public Roads NV		0.00		0.00		0.00		0.00		0.00	
County		83 UT Towers NV		0.00		0.00		0.00		0.00		0.00	
County		9 Homesite		0.00		0.00		0.00		0.00		0.00	
County		91/92 Acres		0.00		0.00		0.00		0.00		0.00	
County		Total Acres Farmland		1.66		1.66		1.66		1.66		1.66	
County		Farmland Value		\$550		\$550		\$550		\$550		\$550	
County		Measured Acreage		1.66		1.66		1.66		1.66		1.66	
County		Avg Farmland Value/Acre		331		331		331		331		331	
County		Value of Farmland		\$550		\$550		\$550		\$550		\$550	
County		Classified Total		\$0		\$0		\$0		\$0		\$0	
County		Farm / Classified Value		\$600		\$600		\$600		\$600		\$600	
County		Homesite(s) Value		\$0		\$0		\$0		\$0		\$0	
County		91/92 Value		\$0		\$0		\$0		\$0		\$0	
County		Supp. Page Land Value		\$0		\$0		\$0		\$0		\$0	
County		CAP 1 Value		\$600		\$600		\$600		\$600		\$600	
County		CAP 2 Value		\$0		\$0		\$0		\$0		\$0	
County		CAP 3 Value		\$0		\$0		\$0		\$0		\$0	
County		Total Value		\$600		\$600		\$600		\$600		\$600	
County		Land Computations		1.66		1.66		1.66		1.66		1.66	
County		Calculated Acreage		1.66		1.66		1.66		1.66		1.66	
County		Actual Frontage		1		1		1		1		1	
County		Developer Discount		1.66		1.66		1.66		1.66		1.66	
County		Parcel Acreage		0.00		0.00		0.00		0.00		0.00	
County		81 Legal Drain NV		0.00									

COUNTY TAX INFORMATION

Tract 1

ORIGINAL TOWN 1/2

Notes
6/22/2017 001: VERIFIED SALE: RICHARDSON
TO TISDALE - (5) PARCELS -
\$ 10,500.00 - (50F5491): AD

6/23/2019 at: Associate Parcel ID
01/01/14 001/230000

6/23/2019 at: Legal Description
PT SW SW 32 18 7 6 AD

11/19/2019 MEMO:
FORM 133 CORRECTION OF ERROR CHANGED
LAND TO
WOODLAND 55007 VW
WEST OF LUGER STORE
CHECK USNGE-NOT WOODLAND
2013 - USE CHANGE - 5 ACRES TO NON-
TILABLE
2014 CYCLICAL REASSESSMENT

100, Vacant Land

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price Vn
WD / \$0 I

Date Owner
01/01/1900 Richardson, Donald F

Richardson, Donald F 3/4 Int Ro

Ownership

Richardson, Donald F 3/4 Int Robert Ri
477 S State Rd 61
Winslow, IN 47598

07-32-339-001.000-010

General Information

Parcel Number

07-32-339-001.000-010

Parcel Number

3024300

ID:

Legal

07-0-00243-00 PT SW SW 32 18 7 6 AD



Agricultural

Valuation Records (Work in Progress values are not certified values and are subject to change)

2019	2018	2017	2016	2015
Assessment Year	Assessment Year	Assessment Year	Assessment Year	Assessment Year
Reason For Change	Reason For Change	Reason For Change	Reason For Change	Reason For Change
As Of Date	As Of Date	As Of Date	As Of Date	As Of Date
Valuation Method	Valuation Method	Valuation Method	Valuation Method	Valuation Method
Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor
Notice Required	Notice Required	Notice Required	Notice Required	Notice Required
Land	Land	Land	Land	Land
Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)
Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)
Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)
Improvement	Improvement	Improvement	Improvement	Improvement
Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)
Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)
Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)
Total	Total	Total	Total	Total
Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)
Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)
Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Pricing Soil	Act	Size	Factor	Rate	Adj.	Ext.	Infl. %	Res	Market	Value
Type Method ID	Front.				Rate	Value		Factor		
5 A BG	0	5.0000	1.11	\$1,560	\$1,732	\$8,660	-60%	0%	1.0000	\$3,460
6 A BG	6	1.4000	1.11	\$1,560	\$1,732	\$2,425	-80%	0%	1.0000	\$480

Land Computations

Calculated Acreage	6.40
Actual Frontage	8
Developer Discount	<input type="checkbox"/>
Parcel Acreage	6.40
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	6.40
Farmland Value	\$3,940
Measured Acreage	6.40
Avg Farmland Value/Acre	\$616
Value of Farmland	\$3,940
Classified Total	\$0
Farm / Classified Value	\$3,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$3,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$3,900

ket Model
2-010 - Residential

Characteristics

ography ☐ Flood Hazard ☐

ilic Utilities ☐ ERA ☐

er, Electricity ☐

ets or Roads ☐ TIF ☐

ed

ghborhood Life Cycle Stage

ic

ad Thursday, February 20, 2020

Review Group 2014

Data Source N/A

Collector 09/08/2014 JC

Appraiser 09/09/2014 JC

Market Model	Characteristics
Q-009 - Residential	<p>Flood Hazard <input type="checkbox"/></p> <p>Rolling <input type="checkbox"/></p> <p>Public Utilities <input type="checkbox"/></p> <p>Streets or Roads <input type="checkbox"/></p> <p>Neighborhood Life Cycle Stage <input type="checkbox"/></p>

COUNTY TAX INFORMATION

Tract 2

1/2

ORIGINAL TOWN

Notes

6/15/2019 RE:2019 CYCICAL REASSESSMENT
\$252,017 001: VERIFIED SALE: RICHARDSON
TO 153000 - (5) PARCELS:
\$ 19,000.00 - (5) PARCELS: AD
3/21/2016 001: ADDITIONAL HOME 5
HOMESITE 03/21/2016
SPLIT TO 512000000 4001/399
FORM 130 REMOVED SHED ON PAY 08 MAY
3/21/2016 NHPP: MH TO PERSONAL PROPERTY
03/21/2016 001: 14X63 MH
4001/399 WEST OF LULLOR STORE
FORM 130 REMOVED SHED ON PAY 13
PROPERTY SHOULD HAVE HOMESITE

599, Other Residential Structures

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price VII
AS 242/860 \$0
WD / \$0
WD / \$0

Richardson, Martha Annabel

Ownership

Date Owner
03/17/2016 Richardson, Martha Annabel
03/17/2016 Richardson, Donald F
01/01/1900 Richardson, Donald F

37-32-339-002.000-010

General Information

Parcel Number
37-32-339-002.000-010
Parcel Number
3029502

ID:

Legal

010-00295-02 PT SW SW 32 TS 7 4 543A

Tract Number

599

Other Residential Structures

Tract 2

Tract 2

Tract 2

Tract 2

Tract 2

Tract 2

Tract 2

Tract 2

Tract 2

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Tract 2

COUNTY TAX INFORMATION

Tract 2

2.2

599, Other Residential Structures

477 S ST RD 61

Richardson, Martha Annabel

07-32-339-002.000-010

General Information	
Occupancy	Barn, Pole (T3)
Description	Barn, Pole (T3) R 01
Year Height	0
Shed Area	N/A
Water Heaters	
Add Fixtures	
Total	

Plumbing	
#	TF
Full Bath	
Half Bath	
Kitchen Sinks	
Water Heaters	
Add Fixtures	
Total	

Floor Finish	
Tile	<input type="checkbox"/>
Carpet	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>
Other	<input type="checkbox"/>

Accommodations	
Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Wall Finish	
Plaster/Drywall	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>
Other	<input type="checkbox"/>

Roofing	
Asphalt	<input type="checkbox"/>
Slate	<input type="checkbox"/>
Tile	<input type="checkbox"/>

Exterior Features	
Area	Value

Heat Type	
Heat Type	

Adjustments	
Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+/-)	
Spec Plumb (+)	
Elevator (+)	

Specialty Plumbing	
Count	Value

Summary of Improvements	
Res Eligibl	0%
Year Built	1975
Eff Age	44 F
Eff Co	
Base Rate	\$15.34
LCM	0.90
Adj Rate	\$14.45
Size	36' x 41' x 10'
RCN	\$15,353
Norm Dep	65%
Remain. Value	\$5,370
Abn Obs	0%
PC Nshd	1.000
Mrkt	0.8300
Improv Value	\$4,500

Sub-Total, One Unit	
Sub-Total, 1 Units	\$0
Exterior Features (+)	\$0
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	
Location Multiplier	0.90
Replacement Cost	\$15,353

Total Base	
Row Type Adj.	

Description	
Count	Value

Summary of Improvements	
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PC Nshd	1.000
Mrkt	0.8300
Improv Value	\$4,500

Sub-Total, One Unit	
Sub-Total, 1 Units	\$0
Exterior Features (+)	\$0
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	
Location Multiplier	0.90
Replacement Cost	\$15,353

Total Base	
Row Type Adj.	

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Count	Value

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Mrkt	0.8300
Improv Value	\$4,500

Sub-Total, One Unit	
Sub-Total, 1 Units	\$0
Exterior Features (+)	\$0
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	
Location Multiplier	0.90
Replacement Cost	\$15,353

Total Base	
Row Type Adj.	

Description	
Count	Value

</

PHOTOS

PHOTOS



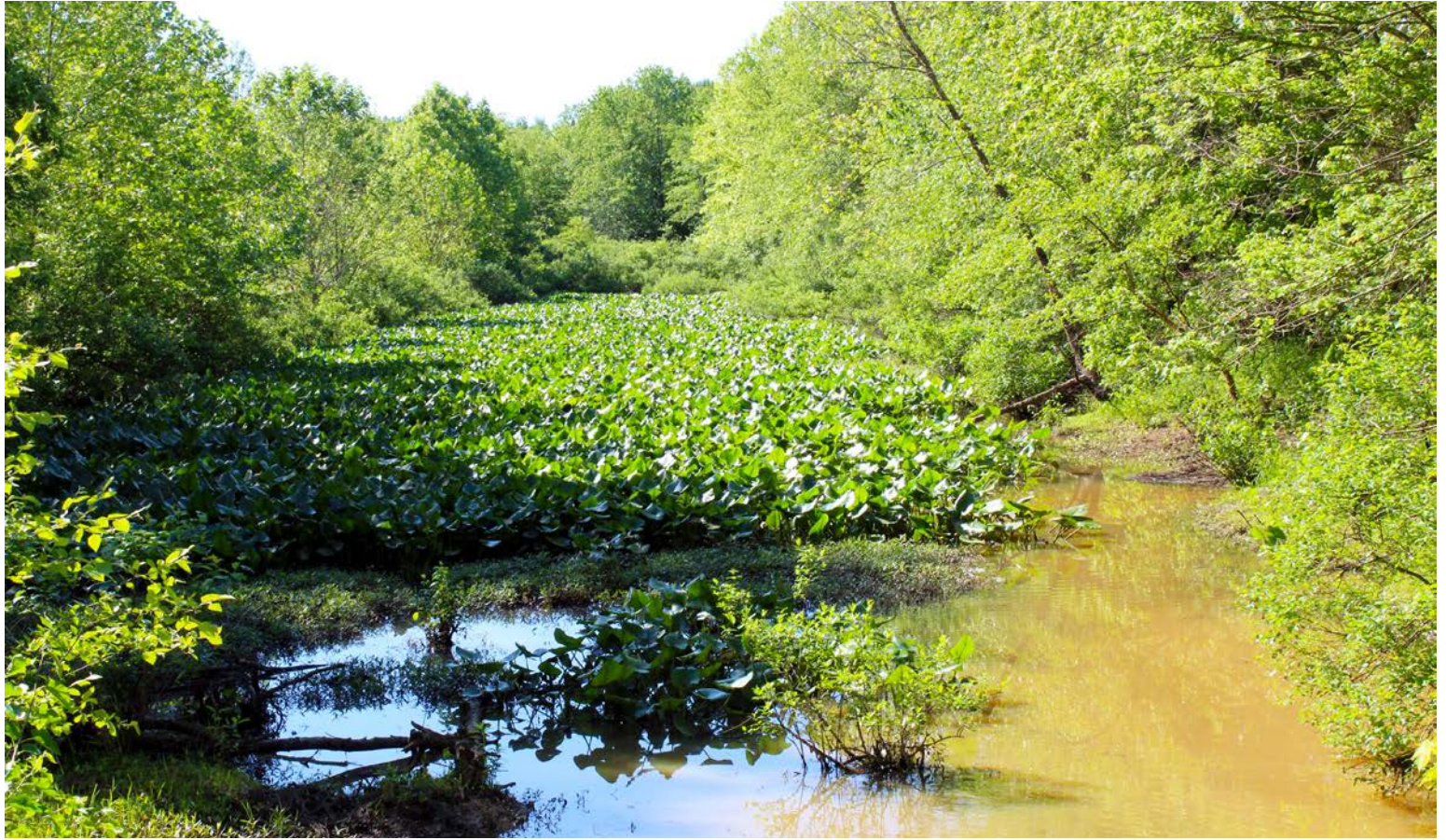
PHOTOS



PHOTOS



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.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

