



74.15± Acres

OFFERED IN
4 TRACTS

Real Estate AUCTION

Monday, October 4 • 6:00pm

PROPERTY LOCATION: Located 1/4 mile north of US 20 on 100 E, Angola, Indiana.

AUCTION LOCATION: Lions Club Commercial Building on the Steuben County Fair Grounds.

TRACT DESCRIPTIONS:

TRACT 1: 20± ACRES mostly tillable with some wooded wetland with frontage on CR 100 E.

TRACT 2: 20± ACRES mostly tillable with some wooded wetlands in the back of the property. With frontage on CR 100 E.

TRACT 3: 20± ACRES mostly tillable with a small amount of wetlands in the rear of the property. With frontage on CR 100 E.

TRACT 4: 14.15± ACRES all tillable land with frontage on CR 100 E.

Steuben County • Pleasant Twp.



Inspection Dates:

Saturday, Sept. 4 • 10am-1pm | Monday, Sept. 13 • 4-6pm

Wednesday, Sept. 22 • 4-6pm

INFORMATION BOOKLET

*Don't miss your chance to purchase 14± to 20± acre building sites!
Close to the city of Angola and Angola High School with wildlife and
recreational area or enough acres for your mini farm!*

800-451-2709 • SchraderAuction.com



DISCLAIMER:

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

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

SELLER: Holman Trust

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

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 74± 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 Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 45 days after the auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be

the responsibility of the Buyer(s) beginning with taxes prorated from day of closing and thereafter.

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: Corners will be marked. 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

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP**
- **AERIAL TRACT MAP**
- **SURVEY**
- **SOIL MAPS (Soils, Wetland, Topography)**
- **FSA INFORMATION & MAP and WETLAND DETERMINATION**
- **COUNTY INFORMATION**
- **PRELIMINARY TITLE**
- **PHOTOS**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, OCTOBER 4, 2021

74.15 ACRES – ANGOLA, 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 Monday, September 27,
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
74.15± Acres • Steuben County, Indiana
Monday, October 4, 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, October 4, 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

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, Monday, September 27, 2021**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

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

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

MAPS

Location Map

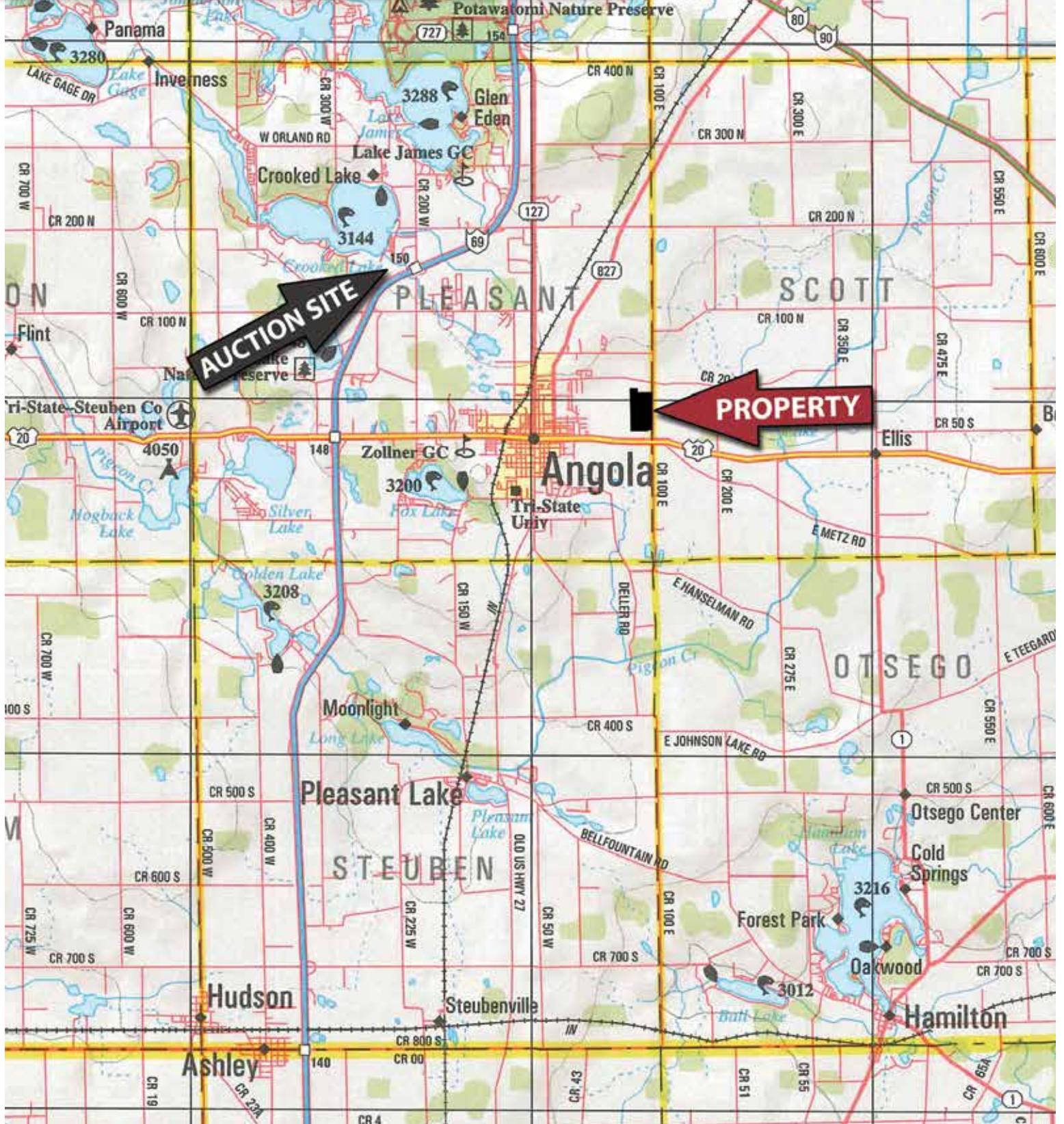
Aerial Map

Survey

LOCATION MAP

PROPERTY LOCATION: Located 1/4 mile north of US 20 on 100 E, Angola, Indiana.

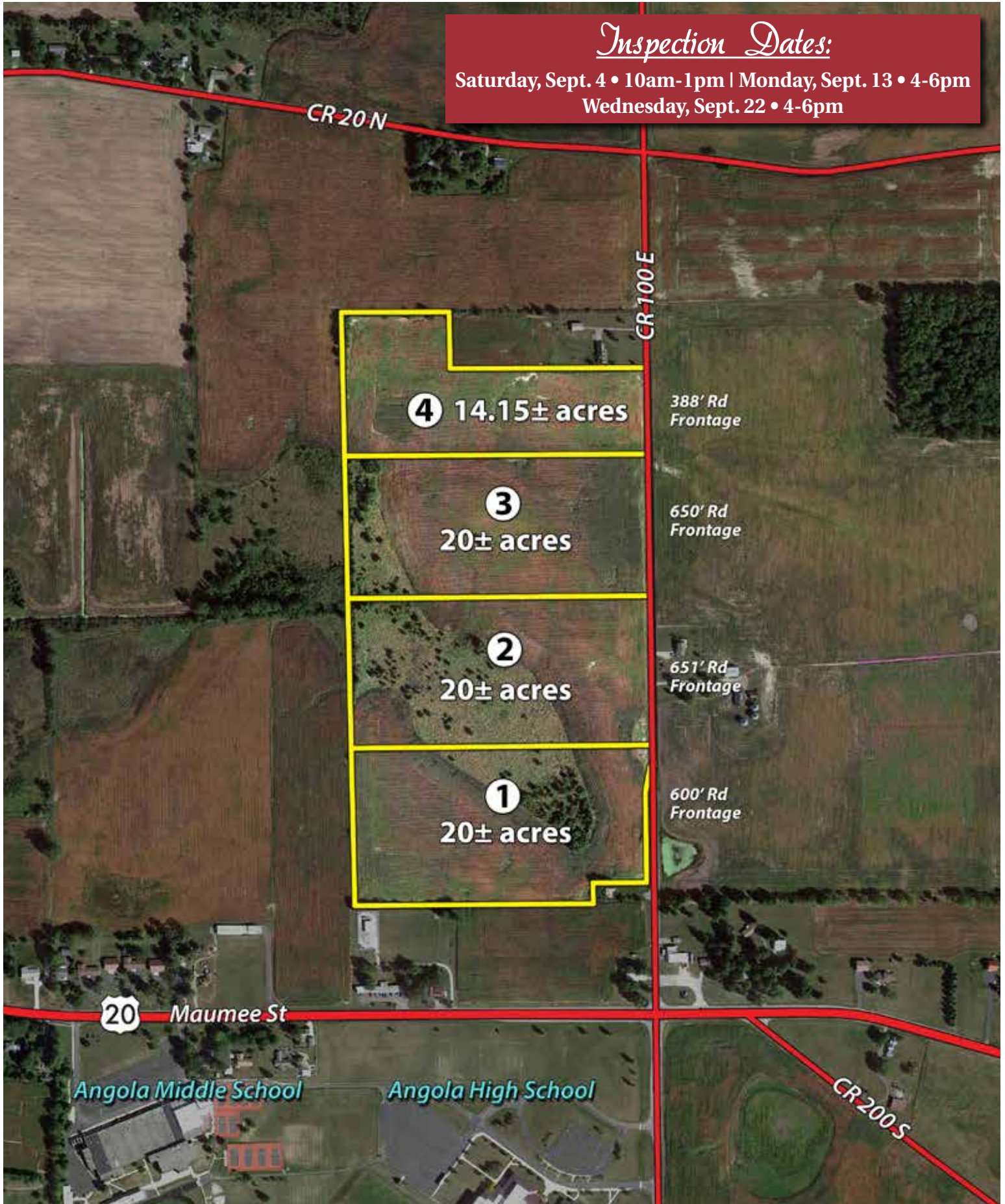
AUCTION LOCATION: Lions Club Commercial Building on the Steuben County Fair Grounds.



AERIAL MAP

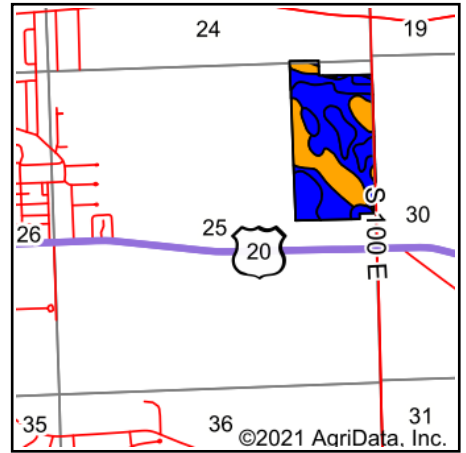
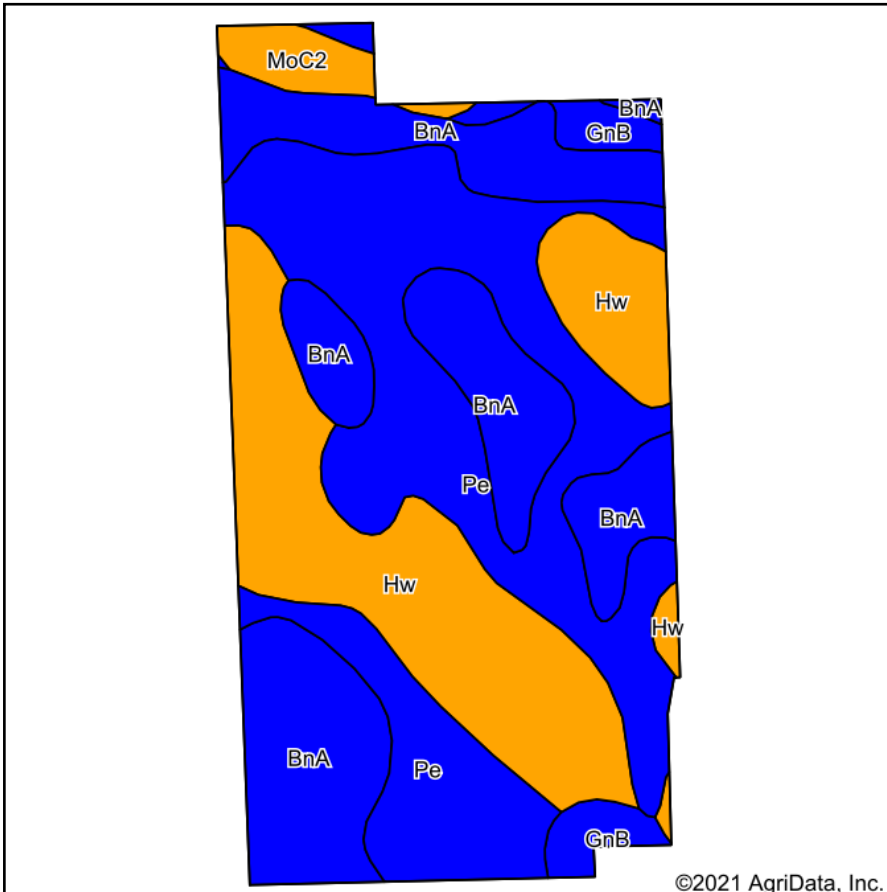
Inspection Dates:

Saturday, Sept. 4 • 10am-1pm | Monday, Sept. 13 • 4-6pm
Wednesday, Sept. 22 • 4-6pm



SOIL INFORMATION

SOIL MAP



State: **Indiana**
 County: **Steuben**
 Location: **25-37N-13E**
 Township: **Pleasant**
 Acres: **74.75**
 Date: **5/12/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IN151, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Corn silage	Grass legume hay	Grass legume pasture	Oats	Pasture	Soybeans	Winter wheat
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	28.21	37.7%		llw	157		5	11			47	64
BnA	Blount silt loam, 0 to 2 percent slopes	21.65	29.0%		llw	141	1	5	9	4		46	63
Hw	Houghton muck, drained	20.11	26.9%		lllw	159		5			11	42	64
GnB	Glynwood silt loam, 2 to 6 percent slopes	2.78	3.7%		lle	133		4	8			46	60
MoC2	Morley silt loam, 6 to 12 percent slopes, eroded	2.00	2.7%		llle	118	16	4	8			41	53
Weighted Average						151	0.7	4.9	7.3	1.2	3	45.2	63.3

Soils data provided by USDA and NRCS.

WETLANDS MAP



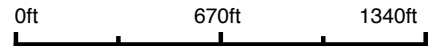
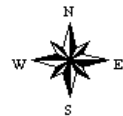
State: **Indiana**
 Location: **25-37N-13E**
 County: **Steuben**
 Township: **Pleasant**
 Date: **5/12/2021**



Maps Provided By



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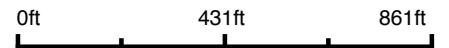
Classification Code	Type	Acres
PEM1Bd	Freshwater Emergent Wetland	18.49
PEM1A	Freshwater Emergent Wetland	2.59
Total Acres		21.08

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

TOPOGRAPHY MAP



Source: USGS 3 meter dem



Interval(ft): 3.0

Min: 1,008.7

Max: 1,034.8

Range: 26.1

Average: 1,014.4

Standard Deviation: 4.86 ft



5/12/2021

25-37N-13E
Steuben County
Indiana

Map Center: 41° 38' 21.33, -84° 58' 21.31

Maps Provided By



© AgriData, Inc. 2021 www.AgriDataInc.com

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

FSA INFORMATION & MAP

WETLAND DETERMINATION

FSA INFORMATION & MAP

USDA Farm 5858 Tract 1088

Map prepared on: 9/5/2019

□ CRP

□ CLU **Steuben Co., IN**



Administered by: Steuben County, Indiana

72.52 Tract acres

72.52 Cropland acres

0 CRP acres

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2019-09-03 10:57:23

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

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	72.52	N	2					Y



Farm 5858 Tract 1088

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS

WETLAND DETERMINATION



Mr. E. Ross Holman
1985 S 200 E
Angola, IN 46703-8901

4263
3964
5213
5858

September 16, 2002

United States
Department of
Agriculture

Natural
Resources
Conservation
Service

Peachtree Plaza 200
1220 N - 200 W
Angola, IN 46703
(260) 665-3511 Ext. 3

Dear Mr. Ross Holman:

We have just completed a wetland determination on **Steuben County FSA tract 1088**. This letter is to notify you that we are making a preliminary technical determination that the fields shown in **Section II** of the attached **NRCS-CPA-026E "HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION"** form contains wetland determinations with the labels/certifications as indicated. These areas met the criteria of hydric soils, wetland plants, and soil or surface wetness.

We have enclosed a Preliminary Technical Determination on Form CPA-026E and an aerial photo that includes your certified wetland determination. Any areas shown as "NI" on the map have not been completed. This supersedes any previous USDA determinations and is valid as long as the landuse remains in agriculture.

This wetland certification does not include "other waters of the United States" as defined by the Corps of Engineers, which include but are not limited to tidal waters, lakes, rivers, streams, mud flats, and intermittent and perennial streams which are regulated under the Clean Water Act. Contact the Corps of Engineers regarding the need for permits.

In order to maintain your USDA program eligibility and comply with the Clean Water Act, contact us prior to performing the following activities:

- land clearing
- drainage (tile or open ditching)
- drainage maintenance
- filling, leveling, or dredging
- land use changes

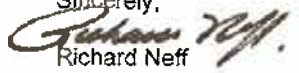
This technical determination may affect USDA benefits such as Commodity Loans, Agriculture Market Transition Act Contracts, Farm Loan Programs, and others.

As a result of statutory and regulatory changes, the United States Department of Agriculture (USDA) appeal process has changed. Under the new appeals and mediation process, this preliminary technical determination will become **final within 30 days** unless you request any of the appeal options (**See attached Appeal Process**).

If you are the owner of this tract and have a tenant, I urge you to discuss this letter and the accompanying NRCS-CPA-026E with your tenant. Likewise, if you are a tenant of this tract of land, I urge you to discuss this letter with your landlord.

If you have any questions please call **260-665-3211 ext. # 3 Monday - Friday 7:00 a.m. - 4:30 p.m. or Russell Baker at 260-636-7682 ext.131.**

Sincerely,


Richard Neff
District Conservationist
Angola Field Office

Enclosures

The Natural Resources Conservation Service works hand-in-hand with the American people to conserve natural resources on private lands.

AN EQUAL OPPORTUNITY EMPLOYER



WETLAND DETERMINATION

cc: County Executive Director, FSA

APPEAL PROCESS

Under a new Natural Resources Conservation Service (NRCS) appeals and mediation process, this preliminary technical determination will become final within 30 days unless you request one of the following options:

- (1) A field visit is made by our office to review with you the basis for our preliminary technical determination, answer any questions you have concerning the determination, and to gather additional information from you concerning the preliminary determination.
- (2) Right to review records in our office.
- (3) Appeal rights to Farm Service Agency (FSA) COC when decision is final.
- (4) Mediation is used in an attempt to settle your concerns with the preliminary technical determination.

See the enclosed Fact Sheet, "Mediation – Technical Determinations and Technical Decisions," for information on the mediation process.

If you choose mediation, you must contact the mediator directly and make arrangements for the mediation process. Contact Mrs. Julia Wickard at:

**Indiana Agricultural Mediation Program
Office of the Commissioner of Agriculture
ISTA Center, Suite 414
150 W. Market Street
Indianapolis, Indiana 46204
Telephone: (317) 232-8775 Fax: (317) 232-1362**

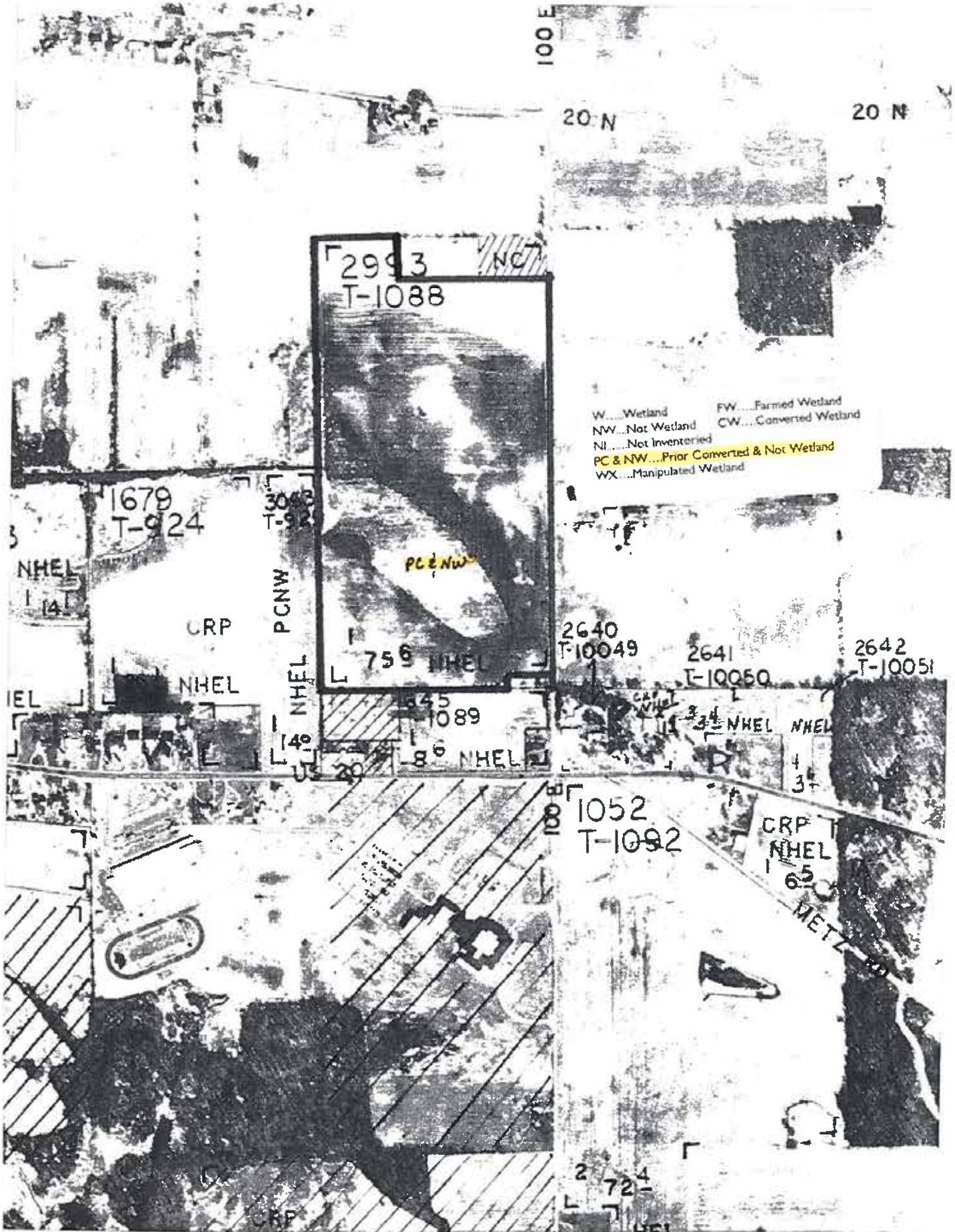
If you choose to use mediation, NRCS will pay up to one-half of the costs that are appropriate and reasonable which are associated with securing the services of a trained mediator, when services are provided on the other than voluntary basis. The NRCS will have final discretion over what is considered appropriate and reasonable.

A final technical determination will be issued within 30 days after the field visit, if one is requested, and/or within 30 days following the completion of mediation. If neither is requested, this preliminary determination becomes final on , **October 19, 2002**. The final technical determination, whether it is the result of the expiration of the 30 day period following receipt of final determination, may be appealed to the Farm Service Agency, Steuben County Committee at the address below. If you do not take action during preliminary 30 day period, your appeal rights begin **September 19, 2002** and end on **November 19, 2002**. We will forward a copy of our administrative record to the County Committee for their use in deciding your appeal, should you decide to appeal to the County Committee.

**Steuben County FSA County Committee
Peachtree Plaza 200
1221 N 200 W
PO Box 236
Angola, Indiana 46703**

Steuben County tract # 1088

WETLAND DETERMINATION




WETLAND DETERMINATION

The wetland determination was completed in the -Field It was - . to the person on

Remarks:

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
	9/10/02

WETLAND DETERMINATION

*DEFINITIONS OF WETLAND LABEL CODES

AW	Artificial Wetland. An area that is artificial or irrigation induced wetland. These wetlands are not subject to the wetland conservation provision.
AW/FW	An area that contains both AW and FW.
AW/W	An area that contains both AW and W.
CC	Commenced Conversion exemption.
CPD	Corps Permit Decision. Corps of Engineers permit decisions regarding section 404 of the Clean Water Act will be relied upon to satisfy the wetland conservation provisions of the Food Security Act of 1985, as amended.
CMW	An area that receives a Categorical Minimal Effect determination.
CW	Converted Wetlands. An area converted between December 23, 1985 and November 28, 1990. IN any year that an agricultural commodity is planted on these converted wetlands, you will ineligible for USDA benefits.
**CW+year	An area converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.
CWNA	Converted Wetland Non-Agricultural use. A wetland area converted to other than agricultural commodity production.
CWTE	Converted Wetland Technical Error. An area converted or commenced based on an incorrect NRCS determination or misinformation from a NRCS or FSA employee.
FW	Farmed Wetland. An area that is farmed wetland; was manipulated and planted before December 23, 1985, but still meets wetland criteria. These may be farmed and maintained in the same manner as long as they are not abandoned.
FWP	Farmed Wetlands Pasture. An area that is pasture or hayland, manipulated before December 23, 1985 but still meets wetland criteria. These may be farmed and maintained in the same manner as long as they are not abandoned.
MIW	Mitigation Wetlands. Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990. A converted wetland, farmed wetland, or farmed wetland pasture on which functions and values were lost are compensated for through wetland restoration, enhancement or creation.
MW	Minimal effect Wetland. An area determined to be minimal effect. These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made,
MWM	An area determined to be minimal effect with mitigation.
NI	Not Inventoried – No wetland determination has been completed.
NW	Non-Wetland. An area that does not contain a wetland.
NW/NAD	An area determined to be a non-wetland resulting from a decision from the National Appeals Division.
OW	Other Waters of the U.S. Area that fall under the jurisdiction of the Clean Water Act.
PC	Prior Converted cropland, which was drained filled, or manipulated before December 23, 1985; was cropped prior to December 23, 1985; was not abandoned; and does not meet FW criteria. These are not subject to the wetland conservation provision unless the area reverts to wetland as a result of abandonment.
PC/NW	An area that contains both PC and NW.
TP	Third Party Exemption.
W	Wetlands. An area meeting wetland criteria, including wetland farmed under natural conditions. If you plan to clear, drain, fill, level or manipulate these areas, contact NRCS and the Army Corp of Engineers prior to any such activity.
WX	A wetland area that has been manipulated after December 23, 1985, but was not, for the purpose of making production possible and production was not made possible. These include wetlands manipulated by drainage maintenance agreements.

COUNTY INFORMATION

***Total Taxes for 2020 was
\$633.49 for the 74.15± acres***

COUNTY INFORMATION - Tract 1



Summary - Auditor's Office

Parcel ID 760625000057000011
Alternate ID 06-25-000-057.000-13
Property Address S 100 E
ANGOLA, IN 46703
Sec/Twp/Rng 25/37/13
Tax Set PLEASANT TWP
Subdivision Holman Subdivision
Brief Tax Description Holman Subdivision Lot 1 (20A)
(Note: Not to be used on legal documents)
Book/Page 2103-0250 (3/9/2021)
Acres 20.000
Class N/A

Owners - Auditor's Office

Deeded Owner
[Phillips Janet E & Susan M Cary CO-Trustees Under A Rev Trust Agreement Entered Into By Janet E Phillips & Susan M Cary As CO-Trustees On Aug 20 1992 With E Ross Holman As Settlor](#)
2088 Townline Rd
LIGONIER, IN 46767

Transfer History - Auditor's Office

Columns

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
56608	3/9/2021	Plat	Plat	2103-0250	2103	0250	Phillips Janet E & Susan M Cary Co-Trustees under a Rev Trust Agreement Entered into by Janet E Phillips & Susan M Cary as Co-Trustees on Aug 20 1992 with E Ross Holman as Settlor	

Documents - Recorder's Office

[View Documents for this Parcel \(requires Doxpop\(tm\) subscription\)](#)

Generate Owner List by Radius

Distance: Feet

Use Address From:
 Owner Property

Select export file format:

Show All Owners
 Show Parcel ID on Label

Skip Labels

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

Map



No data available for the following modules: Summary - Auditor's Office (Pers Prop), Owner - Auditor's Office (Pers Prop), Taxing District - Assessor's Office, Site Description - Assessor's Office, Land - Assessor's Office, Residential - Assessor's Office, Improvements - Assessor's Office, Transfers - Assessor's Office, Assessed/Exemptions/Deductions - Auditor's Office, Valuation - Assessor's Office, Valuation - Assessor's Office (Pers Prop), Deductions - Auditor's Office, Tax History - Auditor's Office, Tax History - Auditor's Office (Pers Prop), Payments - Treasurer's Office, Sketches - Assessor's Office, Property Record Card.

COUNTY INFORMATION - Tract 2



Summary - Auditor's Office

Parcel ID 760625000058000011
Alternate ID 06-25-000-058.000-13
Property Address S 100 E
ANGOLA, IN 46703
Sec/Twp/Rng 25/37/13
Tax Set PLEASANT TWP
Subdivision Holman Subdivision
Brief Tax Description Holman Subdivision Lot 2 (20A)
(Note: Not to be used on legal documents)
Book/Page 2103-0250 (3/9/2021)
Acres 20.000
Class N/A

Owners - Auditor's Office

Deeded Owner
[Phillips Janet E & Susan M Cary CO-Trustees Under A Rev Trust Agreement Entered Into By Janet E Phillips & Susan M Cary As CO-Trustees On Aug 20 1992 With E Ross Holman As Settlor](#)
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Columns

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
56608	3/9/2021	Plat	Plat	2103-0250	2103	0250	Phillips Janet E & Susan M Cary Co-Trustees under a Rev Trust Agreement Entered into by Janet E Phillips & Susan M Cary as Co-Trustees on Aug 20 1992 with E Ross Holman as Settlor	

Documents - Recorder's Office

[View Documents for this Parcel \(requires Doxpop\(tm\) subscription\)](#)

Generate Owner List by Radius

Distance:

Use Address From:
 Owner Property

Select export file format:

Show All Owners
 Show Parcel ID on Label

Skip Labels

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

Map



No data available for the following modules: Summary - Auditor's Office (Pers Prop), Owner - Auditor's Office (Pers Prop), Taxing District - Assessor's Office, Site Description - Assessor's Office, Land - Assessor's Office, Residential - Assessor's Office, Improvements - Assessor's Office, Transfers - Assessor's Office, Assessed/Exemptions/Deductions - Auditor's Office, Valuation - Assessor's Office, Valuation - Assessor's Office (Pers Prop), Deductions - Auditor's Office, Tax History - Auditor's Office, Tax History - Auditor's Office (Pers Prop), Payments - Treasurer's Office, Sketches - Assessor's Office, Property Record Card.

COUNTY INFORMATION - Tract 3



Summary - Auditor's Office

Parcel ID 760625000059000011
Alternate ID 06-25-000-059.000-13
Property Address 5 100 E
ANGOLA, IN 46703
Sec/Twp/Rng 25/37/13
Tax Set PLEASANT TWP
Subdivision Holman Subdivision
Brief Tax Description Holman Subdivision Lot 3 (20A)
(Note: Not to be used on legal documents)
Book/Page 2103-0250 (3/9/2021)
Acres 20.000
Class N/A

Owners - Auditor's Office

Deeded Owner
[Phillips Janet E & Susan M Cary CO-Trustees Under A Rev Trust Agreement Entered Into By Janet E Phillips & Susan M Cary As CO-Trustees On Aug 20 1992 With E Ross Holman As Settlor](#)
2088 Townline Rd
LIGONIER, IN 46767

Transfer History - Auditor's Office

Columns

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
56608	3/9/2021	Plat	Plat	2103-0250	2103	0250	Phillips Janet E & Susan M Cary Co-Trustees under a Rev Trust Agreement Entered into by Janet E Phillips & Susan M Cary as Co-Trustees on Aug 20 1992 with E Ross Holman as Settlor	

Documents - Recorder's Office

[View Documents for this Parcel \(requires Doxpop\(tm\) subscription\)](#)

Generate Owner List by Radius

Distance:

Use Address From:
 Owner Property

Select export file format:

Show All Owners
 Show Parcel ID on Label

Skip Labels

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

Map



No data available for the following modules: Summary - Auditor's Office (Pers Prop), Owner - Auditor's Office (Pers Prop), Taxing District - Assessor's Office, Site Description - Assessor's Office, Land - Assessor's Office, Residential - Assessor's Office, Improvements - Assessor's Office, Transfers - Assessor's Office, Assessed/Exemptions/Deductions - Auditor's Office, Valuation - Assessor's Office, Valuation - Assessor's Office (Pers Prop), Deductions - Auditor's Office, Tax History - Auditor's Office, Tax History - Auditor's Office (Pers Prop), Payments - Treasurer's Office, Sketches - Assessor's Office, Property Record Card.

COUNTY INFORMATION - Tract 4



Summary - Auditor's Office

Parcel ID 76062500006000011
Alternate ID 06-25-000-060.000-13
Property Address 5 100 E
ANGOLA, IN 46703
Sec/Twp/Rng 25/37/13
Tax Set PLEASANT TWP
Subdivision Holman Subdivision
Brief Tax Description Holman Subdivision Lot 4 (14.149A)
(Note: Not to be used on legal documents)
Book/Page 2103-0250 (3/9/2021)
Acres 14.149
Class N/A

Owners - Auditor's Office

Deeded Owner
[Phillips Janet E & Susan M Cary CO-Trustees Under A Rev Trust Agreement Entered Into By Janet E Phillips & Susan M Cary As CO-Trustees On Aug 20 1992 With E Ross Holman As Settlor](#)
2088 Townline Rd
LIGONIER, IN 46767

Transfer History - Auditor's Office

Columns

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
56608	3/9/2021	Plat	Plat	2103-0250	2103	0250	Phillips Janet E & Susan M Cary Co-Trustees under a Rev Trust Agreement Entered into by Janet E Phillips & Susan M Cary as Co-Trustees on Aug 20 1992 with E Ross Holman as Settlor	

Documents - Recorder's Office

[View Documents for this Parcel \(requires Doxpop\(tm\) subscription\)](#)

Generate Owner List by Radius

Distance:

Use Address From:
 Owner Property

Select export file format:

Show All Owners
 Show Parcel ID on Label

Skip Labels

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

Map



No data available for the following modules: Summary - Auditor's Office (Pers Prop), Owner - Auditor's Office (Pers Prop), Taxing District - Assessor's Office, Site Description - Assessor's Office, Land - Assessor's Office, Residential - Assessor's Office, Improvements - Assessor's Office, Transfers - Assessor's Office, Assessed/Exemptions/Deductions - Auditor's Office, Valuation - Assessor's Office, Valuation - Assessor's Office (Pers Prop), Deductions - Auditor's Office, Tax History - Auditor's Office, Tax History - Auditor's Office (Pers Prop), Payments - Treasurer's Office, Sketches - Assessor's Office, Property Record Card.



**PRELIMINARY
TITLE**

PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE COMMONWEALTH LAND TITLE INSURANCE COMPANY

SCHEDULE A

Commitment #2108406

1. Effective Date: 08/16/21 @ 08:00 AM
2. Policy or Policies to be issued:
 - (a) Owner's Policy (6/17/06) Policy Amount \$1.00
Proposed Insured: To Be Determined
 - (b) Loan Policy (6/17/06) Policy Amount \$
Proposed Insured:
3. The Fee Simple Interest in the land described in this Commitment, at the Effective Date is vested in:

Janet E. Phillips and Susan M. Cary, Co-Trustees under a Revocable Trust Agreement entered into by Janet E. Phillips and Susan M. Cary as Co-Trustees on the 20th day of August, 1992, including any amendments thereto, with E. Ross Holman, as Settlor
Evan Ross Holman- Life Estate
4. The land referred to in this Commitment is situated in the State of Indiana, County of Steuben, and is described as follows:

SEE SCHEDULE A - SECTION II ATTACHED HERETO AND INCORPORATED HEREIN



Authorized Signature
Guardian Title Company
125 S PUBLIC SQ
ANGOLA IN 46703
(260) 665-2314

PRELIMINARY TITLE

Commitment #2108406

SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

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

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

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

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

1. Trustees Deed, from Janet E. Phillips and Susan M. Cary, Co-Trustees under a Revocable Trust Agreement entered into by Janet E. Phillips and Susan M. Cary as Co-Trustees on the 20th day of August, 1992, including any amendments thereto, with E. Ross Holman, as Settlor, to To Be Determined.
DEED RECITAL Stating the Life Estate Interest of Evan Ross Holman in said property was relinquished upon his demise on September 20, 2004.
2. NOTE: Compliance with IC 6-1.1-5.5-1 et seq, and as amended, which provides for the filing of a Sales Disclosure Form, which must accompany the required conveyance, may be required in order to make said conveyance eligible for recordation.
3. Vendors, (Sellers), Closing Affidavit to be furnished this office.
4. The company may make other requirements or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.

PRELIMINARY TITLE

Commitment #2108406

SCHEDULE B - SECTION II EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

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

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

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

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

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

1. Taxes for 2020, due and payable in the year 2021

There are no Values, Assessments, Improvements, or Taxes available for these 4 New "Child" Property Numbers:

Property #760625000057000011
Legal Description: HOLMAN SUBDIVISION LOT 1 (20A)

Property #760625000058000011
Legal Description: HOLMAN SUBDIVISION LOT 2 (20A)

Property #760625000059000011
Legal Description: HOLMAN SUBDIVISION LOT 3 (20A)

Property #760625000060000011
Legal Description: HOLMAN SUBDIVISION LOT 4 (14.149A)

***PLEASE NOTE: GUARDIAN TITLE COMPANY IS NOT RESPONSIBLE FOR CALCULATING ANY CHANGES IN TAXES BECAUSE THERE ARE TOO MANY VARIABLES INVOLVED. ANY DEBITS AND/OR CREDITS ASSIGNED TO THE BUYERS AND/OR SELLERS WILL BE BASED OFF THE 2020 PAY 2021 TAXES, AND ANY POSSIBLE FUTURE INCREASES AND/OR DECREASES WILL NOT BE TAKEN INTO CONSIDERATION. PLEASE PLAN ACCORDINGLY.**

PRELIMINARY TITLE

2. Taxes for 2021, due and payable in the year 2022, which became a lien on January 1, 2021, and which are not yet due and payable.
3. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
4. Rights of others to use that portion of the subject real estate which lies within the right of way of public roads and/or highways.
5. Possible rights of tile and/or drainage ditches.
6. Subject to any adverse claim of title to that portion, if any, of the land described in Schedule C, that lies below the ordinary low water mark of creeks/streams/rivers/ponds/ditches/lakes/waterways/swamps/wet areas, and any adverse claim based on the assertion that some portion of said creeks/streams/rivers/ponds/ditches/lakes/waterways/swamps/wet areas was created by artificial means. Also, such rights and easements for navigation, commerce or recreation, which may exist over that portion of said land beneath the water of said creeks/streams/rivers/ponds/ditches/lakes/waterways/swamps/wet areas, and rights of upper and lower littoral owners with respect to said creeks/streams/rivers/ponds/ditches/lakes/waterways/swamps/wet areas.
7. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.
8. Judgment search has been made against, Janet E. Phillips, as Co-Trustee under a Revocable Trust Agreement entered into by Janet E. Phillips and Susan M. Cary as Co-Trustees on the 20th day of August, 1992, including any amendments thereto, for ten years last past and NONE FOUND.
9. Judgment search has been made against, Susan M. Cary, as Co-Trustee under a Revocable Trust Agreement entered into by Janet E. Phillips and Susan M. Cary as Co-Trustees on the 20th day of August, 1992, including any amendments thereto, for ten years last past and NONE FOUND.
10. Judgment search has been made against, E. Ross Holman, as Settlor, of Janet E. Phillips and Susan M. Cary, Co-Trustees under a Revocable Trust Agreement entered into by Janet E. Phillips and Susan M. Cary as Co-Trustees on the 20th day of August, 1992, including any amendments thereto, for ten years last past and NONE FOUND.
11. Judgment search has been made against, Evan Ross Holman, as Life Estate Interest, for ten years last past and NONE FOUND.

PRELIMINARY TITLE

Commitment #2108406

SCHEDULE A - SECTION II PROPERTY DESCRIPTION

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

The East Half of the Northeast Quarter of Section Twenty-Five (25) in Township Thirty-Seven (37) North, Range Thirteen (13) East, Being Also Described as the North 80.07 Acres (2609) Feet of the East Half of the Northeast Quarter, of Said Section Twenty-Five (25).

EXCEPTING THEREFROM THE FOLLOWING:

Commencing at the East Quarter Corner of Said Section 25 and Begin the True Point of Beginning; Thence South 89 degrees 47 minutes 12 seconds West 280.94 Feet on the Quarter Section Line; Thence North 00 degrees 50 minutes 18 seconds West 91.58 Feet; Thence North 89 degrees 47 minutes 12 seconds East 282.28 Feet Parallel with Said Quarter Section Line to the East Line of Said Section 25; Thence South 00 degrees 00 minutes West 91.58 Feet back to the True Point of Beginning and Containing 0.59 Acres Subject to Legal Highways.

ALSO EXCEPTING THEREFROM:

A Part of the Northeast Quarter of Section 25, Township 37 North, Range 13 East, Pleasant Civil Township, Steuben County, Indiana, Being a Portion of Land Conveyed by Deed Record 171, Page 307, Said Portion Being Described as Follows:

Commencing at a County Monument at the Northeast Corner of Said Section 25, Said Point Being the True Point of Beginning of this Description; Thence South 00 degrees 00 minutes 00 seconds West [BASE BEARING] along the East Line of Said Section 25, a Distance of 250.00 Feet, to a M.A.G. Nail Set this Survey; Thence departing Said East Line of Section 25, North 89 degrees 57 minutes 50 seconds West, Parallel with the North Line of Said Section 25, a Distance of 872.00 Feet, to a 3/4" Iron Pipe Set this Survey; Thence North 00 degrees 00 minutes 00 seconds East, Parallel to the East Line of Said Section 25, a Distance of 250.00 Feet, to a 3/4" Iron Pipe Set this Survey on the North Line of Said Section 25; Thence South 89 degrees 57 minutes 50 seconds East, along Said North Line of Section 25, a Distance of 872.00 Feet, back to the True Point of Beginning, Containing 5.00 Acres, Subject to all Legal Highway Rights-of-Way and Easements of Record.

ALSO: Reserving and Dedicating the East 25.0 Feet of the Above Described 5.00 Acre Tract for County Highway Right of-Way and the West 15.0 Feet of the East 40.0 Feet of the Above Described Tract for a Utility and Drainage Easement, for Public and County Purposes.

Flood Statement: According to the "Federal Emergency Management Agency" Map #180243 0100 B, the Above Described 5.00 Acre Tract is NOT Situated within a Special Flood Hazard Area, Zone "A".

Subject to all encumbrances, restrictions, conditions, and easements of record, and to easements visible. Subject to all zoning and land use statutes, ordinances, rules, and regulations.

PRELIMINARY TITLE

Commitment #2108406

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

PRIVACY POLICY NOTICE

PURPOSE OF THIS NOTICE

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

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION

EXHIBIT A LEGAL DESCRIPTION

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

The East Half of the Northeast Quarter of Section Twenty-Five (25) in Township Thirty-Seven (37) North, Range Thirteen (13) East, Being Also Described as the North 80.07 Acres (2609) Feet of the East Half of the Northeast Quarter, of Said Section Twenty-Five (25).

EXCEPTING THEREFROM THE FOLLOWING:

Commencing at the East Quarter Corner of Said Section 25 and Begin the True Point of Beginning; Thence South 89 degrees 47 minutes 12 seconds West 280.94 Feet on the Quarter Section Line; Thence North 00 degrees 50 minutes 18 seconds West 91.58 Feet; Thence North 89 degrees 47 minutes 12 seconds East 282.28 Feet Parallel with Said Quarter Section Line to the East Line of Said Section 25; Thence South 00 degrees 00 minutes West 91.58 Feet back to the True Point of Beginning and Containing 0.59 Acres Subject to Legal Highways.

ALSO EXCEPTING THEREFROM:

A Part of the Northeast Quarter of Section 25, Township 37 North, Range 13 East, Pleasant Civil Township, Steuben County, Indiana, Being a Portion of Land Conveyed by Deed Record 171, Page 307, Said Portion Being Described as Follows:

Commencing at a County Monument at the Northeast Corner of Said Section 25, Said Point Being the True Point of Beginning of this Description; Thence South 00 degrees 00 minutes 00 seconds West [BASE BEARING] along the East Line of Said Section 25, a Distance of 250.00 Feet, to a M.A.G. Nail Set this Survey; Thence departing Said East Line of Section 25, North 89 degrees 57 minutes 50 seconds West, Parallel with the North Line of Said Section 25, a Distance of 872.00 Feet, to a 3/4" Iron Pipe Set this Survey; Thence North 00 degrees 00 minutes 00 seconds East, Parallel to the East Line

LEGAL DESCRIPTION

of Said Section 25, a Distance of 250.00 Feet, to a 3/4" Iron Pipe Set this Survey on the North Line of Said Section 25; Thence South 89 degrees 57 minutes 50 seconds East, along Said North Line of Section 25, a Distance of 872.00 Feet, back to the True Point of Beginning, Containing 5.00 Acres, Subject to all Legal Highway Rights-of-Way and Easements of Record.

ALSO: Reserving and Dedicating the East 25.0 Feet of the Above Described 5.00 Acre Tract for County Highway Right of-Way and the West 15.0 Feet of the East 40.0 Feet of the Above Described Tract for a Utility and Drainage Easement, for Public and County Purposes.

Flood Statement: According to the "Federal Emergency Management Agency" Map #180243 0100 B, the Above Described 5.00 Acre Tract is NOT Situated within a Special Flood Hazard Area, Zone "A".

Subject to all encumbrances, restrictions, conditions, and easements of record, and to easements visible. Subject to all zoning and land use statutes, ordinances, rules, and regulations.



PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

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