

RUSH COUNTY, IN

EAST CENTRAL INDIANA

Land Auction

160± acres

**Cropland and
2-Story Farmhouse**

Offered in 3 Tracts
or Combinations

*TOP CROSBY AND TREATY SOILS

*GOOD LOCATION BETWEEN RUSHVILLE AND GREENSBURG

*3 MILES NORTHWEST OF MILROY & 1½ MILES NORTH OF HWY. 244

*NICE OLDER FARMHOUSE IN COUNTRY

*RUSH COUNTY SCHOOLS AND EASY ACCESS TO I-74

*2023 CROP RIGHTS AVAILABLE

*CLOSING BETWEEN JAN. 2, 2023 AND JAN. 9, 2023

*ACCESS AFTER CROP REMOVAL WITH ADDITIONAL 10% DOWN PAYMENT

*TAX EXCHANGE OPPORTUNITY



TIMED
ONLINE ONLY
VIRTUAL
LIVE WITH
ONLINE

Wednesday, November 16 • 6:00 pm
ONLINE BIDDING AVAILABLE AT ROOT BUILDING 4-H FAIRGROUNDS, RUSHVILLE

Information **BOOKLET**



Disclaimer

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

*Auction
Manager*

STEVE SLONAKER • 877.747.0212 • 765.969.1697 (CELL)



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

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BOOKLET INDEX



Real Estate Auction Registration Forms

Location Map

Tract Map

Tract Descriptions & Auction Terms

Soils Map & Productivity Information

FSA Information

Topography Map

County Parcel Information

Gas Well Letter

Seller's Residential Disclosure

Lead-Based Paint Disclosure

Preliminary Title

Property Photos



3648 S 550 W, RUSHVILLE, IN



BIDDER PRE-REGISTRATION FORM

WEDNESDAY, NOVEMBER 16, 2022
160± ACRES – RUSH COUNTY, 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 Wednesday, November 9, 2022.
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
160± Acres • Rush County, Indiana
Wednesday, November 16, 2022**

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 Wednesday, November 16, 2022 at 6:00 PM. (EST)
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, Wednesday, November 9, 2022**. 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.

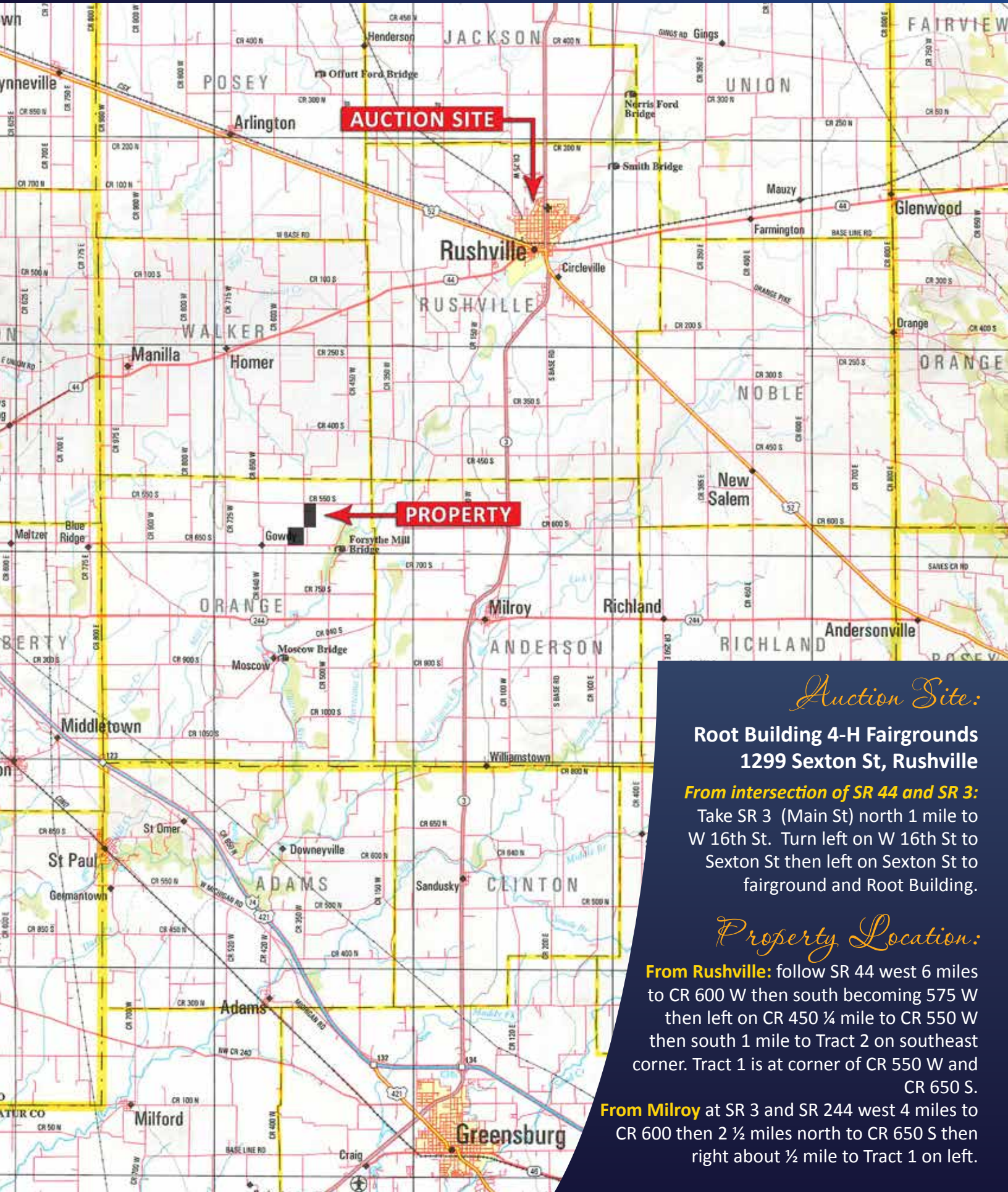
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 Map

LOCATION MAP



Auction Site:

**Root Building 4-H Fairgrounds
1299 Sexton St, Rushville**

From intersection of SR 44 and SR 3:

Take SR 3 (Main St) north 1 mile to W 16th St. Turn left on W 16th St to Sexton St then left on Sexton St to fairground and Root Building.

Property Location:

From Rushville: follow SR 44 west 6 miles to CR 600 W then south becoming 575 W then left on CR 450 ¼ mile to CR 550 W then south 1 mile to Tract 2 on southeast corner. Tract 1 is at corner of CR 550 W and CR 650 S.

From Milroy at SR 3 and SR 244 west 4 miles to CR 600 then 2 ½ miles north to CR 650 S then right about ½ mile to Tract 1 on left.

Tract Map

TRACT MAP



CR 550 S

5± acres 3

2
75± acres

1
80± acres

CR 650 S

CR 600 W

CR 550 W

Tract Descriptions

RUSH COUNTY, IN EAST CENTRAL INDIANA Land Auction

(Section 5 & 32, Township 12N & 13N R 9E)

All acreages are approximate.

Tract 1: 80± acres all cropland. Crosby and Treaty soils. Soil Index 148 bu. ½ mile frontage on CR 650 S just west of CR 540 W. Improved drainage outlet.

Tract 2: 75± acres all cropland. Frontage on CR 550 W and CR 550 S. Lots of Treaty soils. Soil Index of 151 bu. Tracts 1 & 2 adjoin.

Tract 3: 5± acres with older two story 2,452 sq. ft. farmhouse and 4-car garage. Good 5 acres to have your own small farm in the country here. Rushville Schools.

OWNER: Hoban LLC, Judith K. Doss, Manager

160± acres

**Cropland and
2-Story Farmhouse**

*Offered in 3 Tracts
or Combinations*

Auction Terms & Procedures

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 160± 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 the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashiers 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: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

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

DEED: Sellers shall provide Corporate Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, & all other matters of public record.

CLOSING: The targeted closing date will be between January, 2, 2023 and January 9, 2023. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing subject to tenant rights for the 2022 crop and month to month house rental. Buyer(s) to receive 2023 crop rights.

REAL ESTATE TAXES: Seller to pay all 2022 real estate taxes due & payable in 2023. 2022 taxes estimated at \$5,480.10 or \$34.25/acre. Buyer(s) shall assume any taxes thereafter. Buyer(s) shall assume any ditch & drainage assessments due after closing.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

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 or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder(s) shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.

AGENCY: Schrader Real Estate and 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

Inspections 9 to 11 AM

**Thu, October 20,
Thu, October 27 &
Thu, November 3**

Meet agent on Tract 3.

Auction Manager
Steve Slonaker

877.747.0212

765.969.1697 (cell)



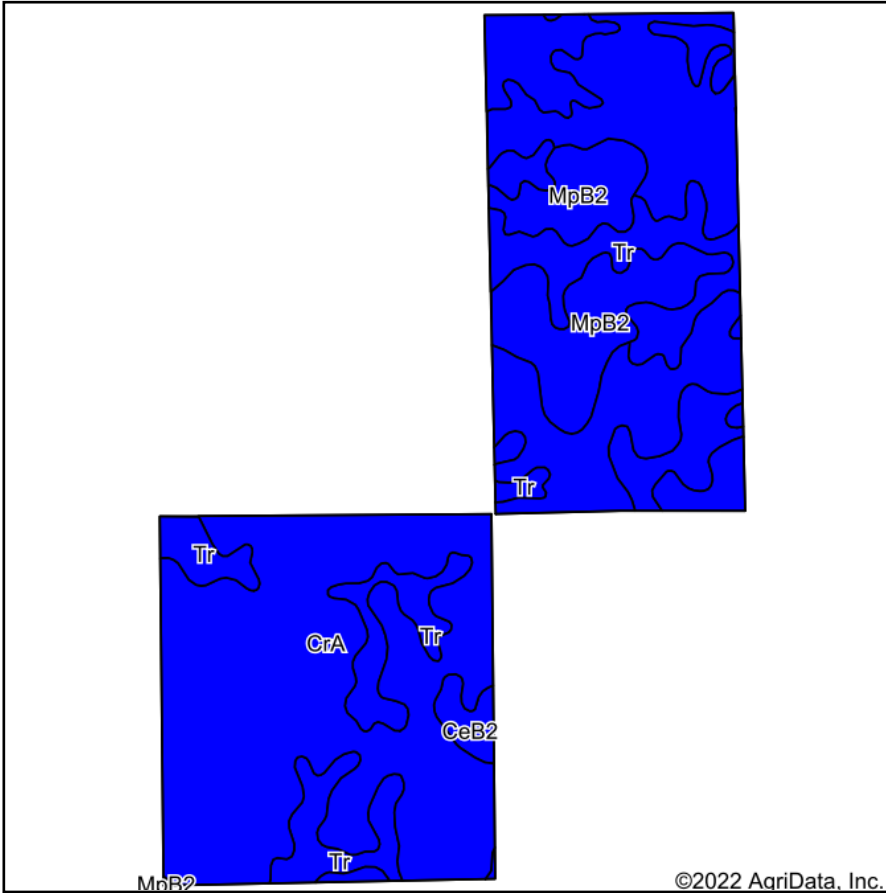
800.451.2709

SchraderAuction.com

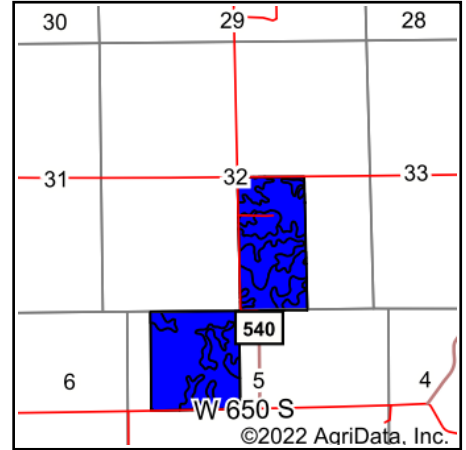
Soils Maps

SOILS MAP

TRACTS 1-3



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Rush**
 Location: **32-13N-9E**
 Township: **Orange**
 Acres: **162.72**
 Date: **8/25/2022**

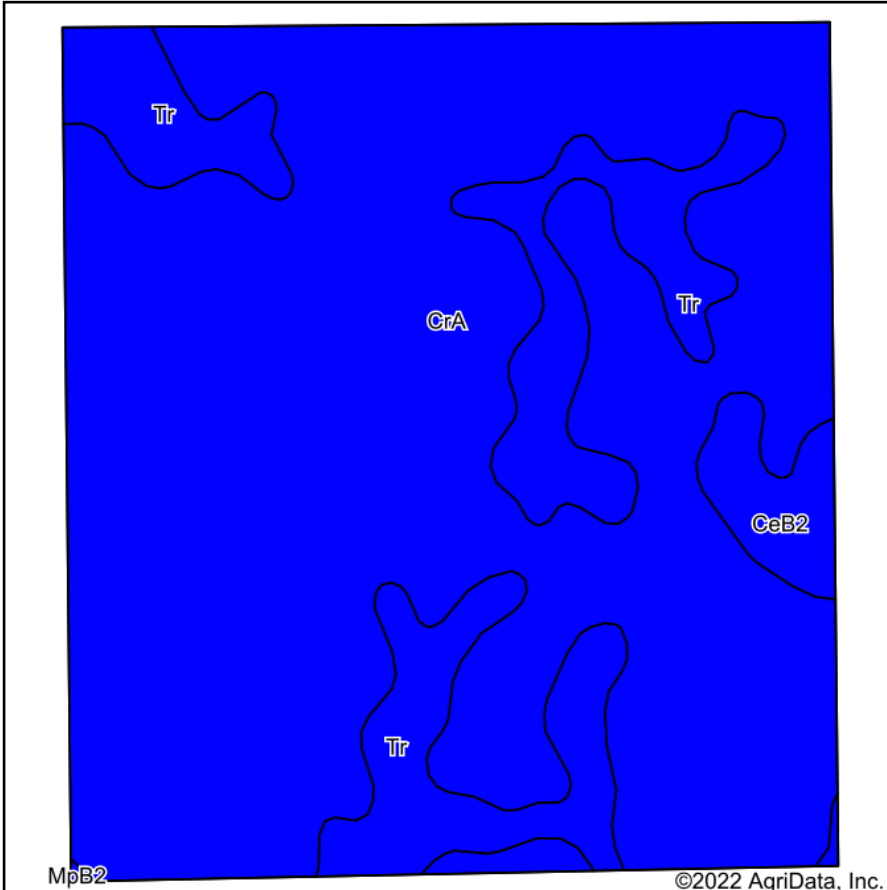


Area Symbol: IN139, Soil Area Version: 25													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Wheat Bu	Winter wheat Bu	
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	102.26	62.8%		llw	142		5		9	52	55	
Tr	Treaty silty clay loam, 0 to 1 percent slopes	38.63	23.7%		llw	181		6		12	64	61	
MpB2	Miamian silt loam, New Castle Till Plain, 2 to 6 percent slopes, eroded	19.65	12.1%		lle	127		4		8	45	57	
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	2.18	1.3%		lle	125		4	67	8	40	43	
Weighted Average					2.00	149.2		5.1	0.9	9.6	53.8	0.6	56.6

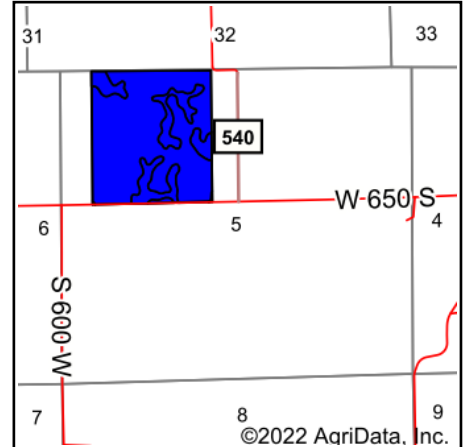
Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 1



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Rush**
 Location: **5-12N-9E**
 Township: **Orange**
 Acres: **80.55**
 Date: **8/29/2022**



Maps Provided By



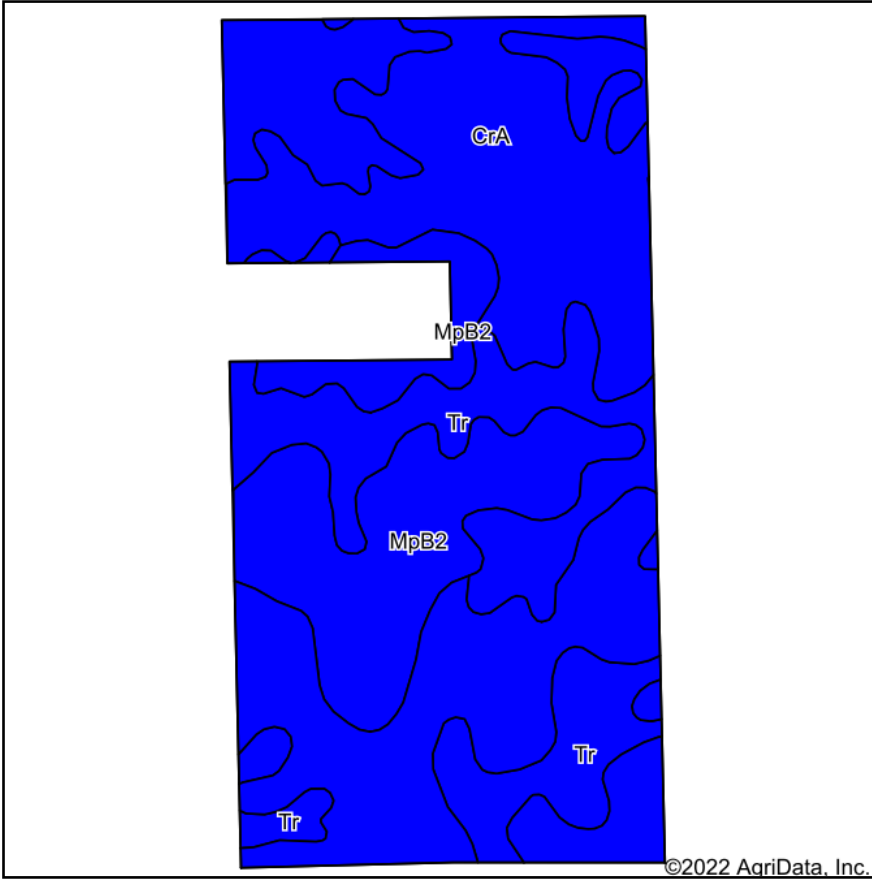
Area Symbol: IN139, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Wheat Bu	Winter wheat Bu
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	64.90	80.6%		llw	142	5		9	52		55
Tr	Treaty silty clay loam, 0 to 1 percent slopes	13.47	16.7%		llw	181	6		12	64		61
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	2.18	2.7%		lle	125	4	67	8	40	43	52
Weighted Average					2.00	148.1	5.1	1.8	9.5	53.7	1.2	55.9

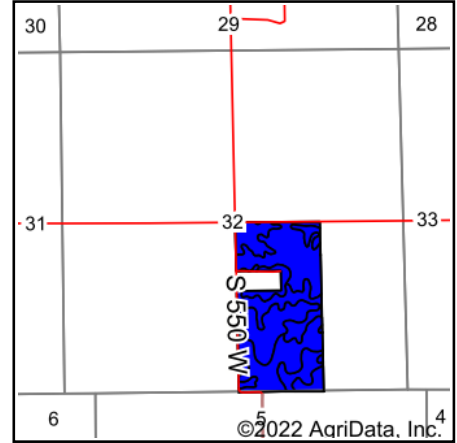
Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 2



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Rush**
 Location: **32-13N-9E**
 Township: **Orange**
 Acres: **77.11**
 Date: **8/29/2022**



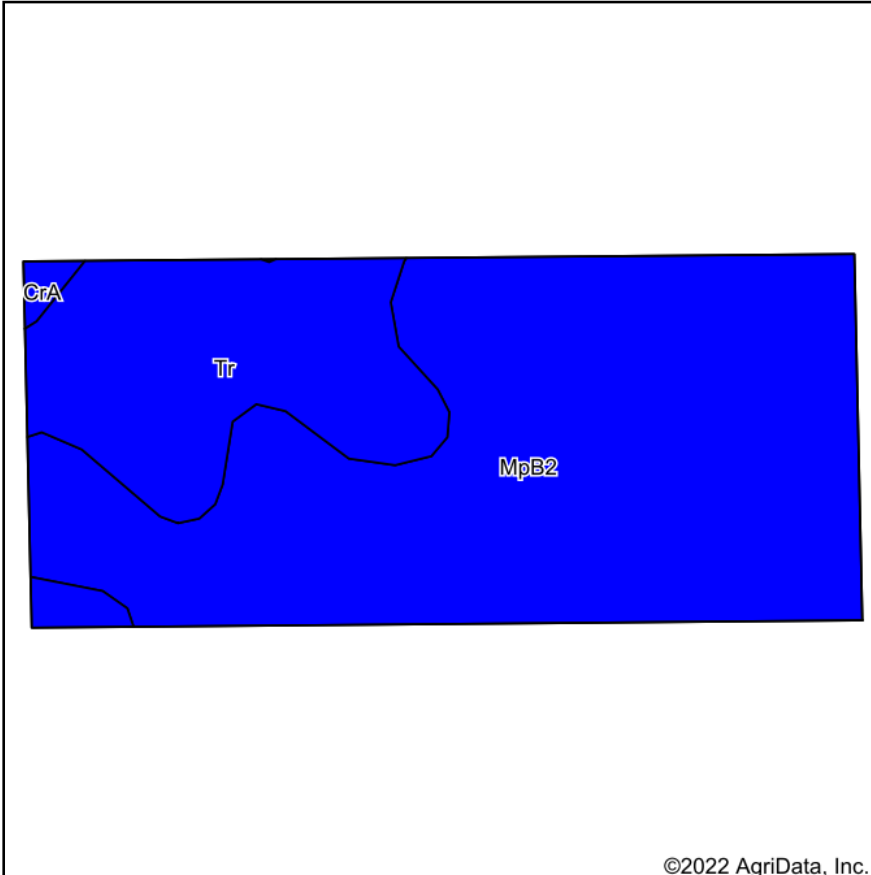
Area Symbol: IN139, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	37.30	48.4%		Ilw	142	5	9	52	55	
Tr	Treaty silty clay loam, 0 to 1 percent slopes	23.84	30.9%		Ilw	181	6	12	64	61	
MpB2	Miamian silt loam, New Castle Till Plain, 2 to 6 percent slopes, eroded	15.97	20.7%		Ile	127	4	8	45	57	
Weighted Average						2.00	151	5.1	9.7	54.3	57.3

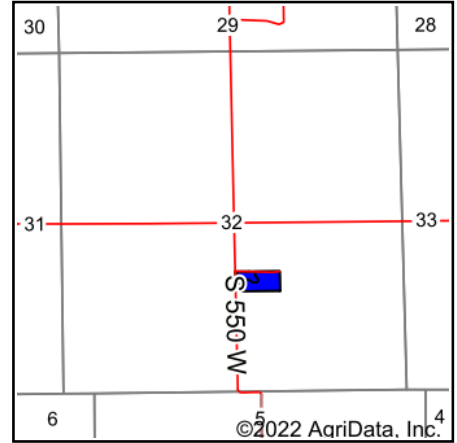
Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 3



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Rush**
 Location: **32-13N-9E**
 Township: **Orange**
 Acres: **5**
 Date: **8/29/2022**




Area Symbol: IN139, Soil Area Version: 25										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
MpB2	Miamian silt loam, New Castle Till Plain, 2 to 6 percent slopes, eroded	3.69	73.8%		Ile	127	4	8	45	57
Tr	Treaty silty clay loam, 0 to 1 percent slopes	1.31	26.2%		Ilw	181	6	12	64	61
Weighted Average					2.00	141.1	4.5	9	50	58

Soils data provided by USDA and NRCS.

FSA Information

FSA INFORMATION

TRACT 1

INDIANA RUSH Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 510 Prepared : 9/15/22 1:39 PM Crop Year : 2022
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Operator Name : MILLER'S GRAIN & LIVESTOCK FARMS INC.
Farms Associated with Operator : 18-139-510, 18-139-513, 18-139-3006, 18-139-4297, 18-139-5245, 18-139-5246, 18-139-5632, 18-139-5776
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.51	79.51	79.51	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	79.51	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	37.90	0.00	114	
Soybeans	37.80	0.00	37	
TOTAL	75.70	0.00		

NOTES

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Tract Number : 902
Description : C11 NW 1/4 S 5 T 12N R 9E
FSA Physical Location : INDIANA/RUSH
ANSI Physical Location : INDIANA/RUSH
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : HOBAN, LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.51	79.51	79.51	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	79.51	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

FSA INFORMATION

TRACT 1

INDIANA
RUSH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 510
Prepared : 9/15/22 1:39 PM
Crop Year : 2022

Tract 902 Continued ...

Corn	37.90	0.00	114
Soybeans	37.80	0.00	37
TOTAL	75.70	0.00	

NOTES

In accordance 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 or administering 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, family/parental 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 bases apply to 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 USDA's TARGET Center 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.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter 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) 632-9992. Submit your completed form or letter to USDA by: (1) mail, U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410, (2) fax: (202) 690-7442, or (3) e-mail, program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

TRACT 1



Map prepared on: 4/5/2021
 79.51 Tract acres
 79.51 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 Restricted Use
 Limited Restrictions **Rush Co., IN**
 Exempt from Conservation Compliance Provisions

USDA Farm 510 Tract 902
 Administered by: Rush County, Indiana
 Source: Primarily USDA NAIP 2020 Imagery; IDHS or Dynamap roads; FSA data 2021-02-22 14:54:05

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI	Y
1	79.51	N	2					

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.

FSA INFORMATION

TRACTS 2 & 3

INDIANA

RUSH

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 513

Prepared : 9/15/22 1:37 PM

Crop Year : 2022

Operator Name : MILLER'S GRAIN & LIVESTOCK FARMS INC.
 Farms Associated with Operator : 18-139-510, 18-139-513, 18-139-3006, 18-139-4297, 18-139-5245, 18-139-5246, 18-139-5632, 18-139-5776
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
81.45	79.86	79.86	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	79.86	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	38.80	0.00	124	
Soybeans	38.40	0.00	35	
TOTAL	77.20	0.00		

NOTES

Tract Number : **896**
 Description : C11 SE 1/4 S 32 T 13N R 9E
 FSA Physical Location : INDIANA/RUSH
 ANSI Physical Location : INDIANA/RUSH
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : HOBAN, LLC
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
81.45	79.86	79.86	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	79.86	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

FSA INFORMATION

TRACTS 2 & 3

INDIANA
RUSH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 513
Prepared : 9/15/22 1:37 PM
Crop Year : 2022

Tract 896 Continued ...

Corn	38.80	0.00	124
Soybeans	38.40	0.00	35
TOTAL	77.20	0.00	

NOTES

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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 USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-3339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter 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) 632-9992. Submit your completed form or letter to USDA by: (1) mail, U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410, (2) fax: (202) 690-7442, or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

TRACTS 2 & 3

USDA Farm 513 Tract 896
Administered by: Rush County, Indiana

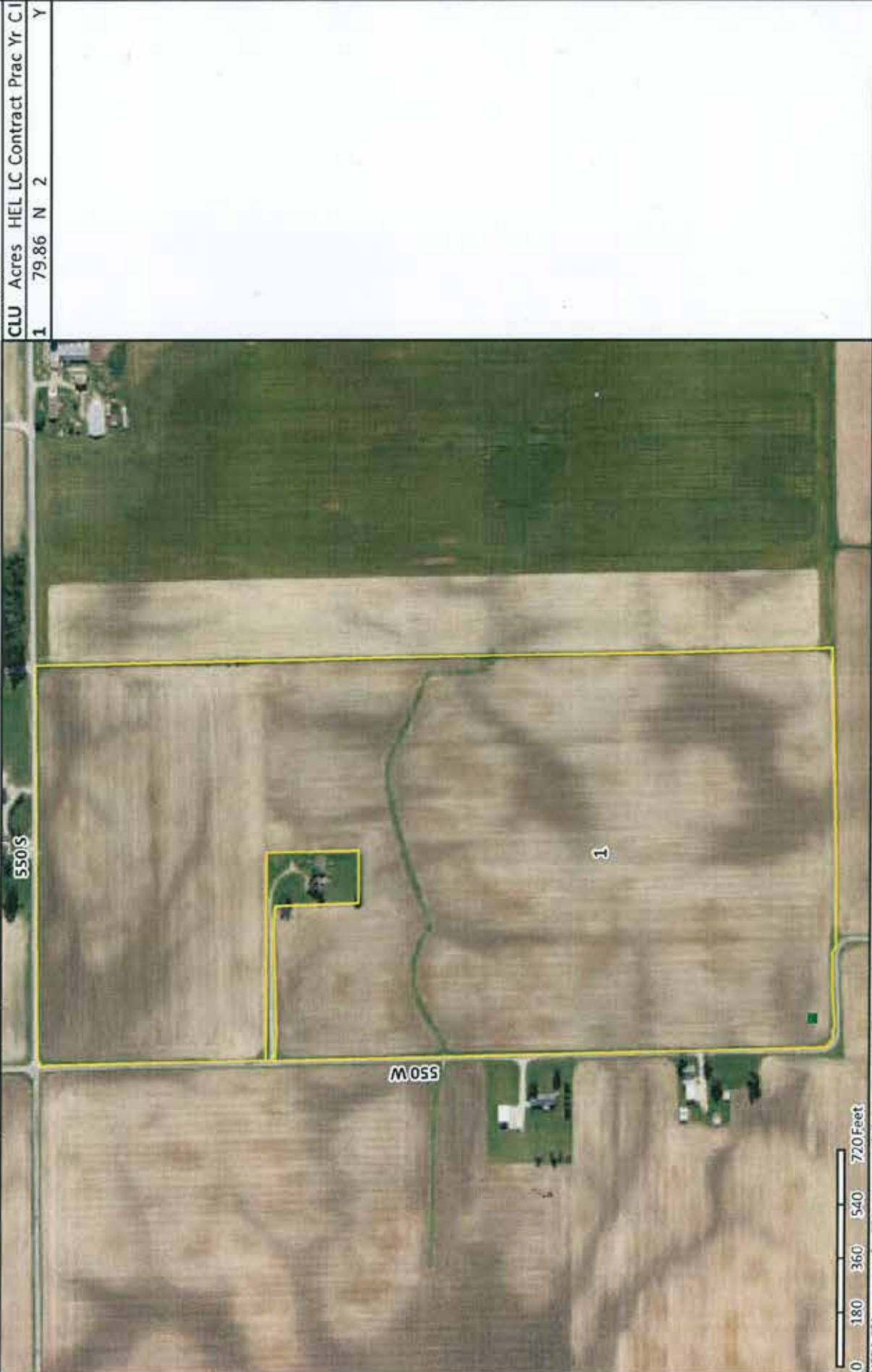
Map prepared on: 4/5/2021
81.45 Tract acres
79.86 Cropland acres
0 CRP acres

Wetland Determination Identifiers:
● Restricted Use
▼ Limited Restrictions *Rush Co., IN*
■ Exempt from Conservation Compliance Provisions

CRP
 CLU



Source: Primarily USDA NAIP 2020 Imagery; IDHS or Dynamap roads; FSA data 2021-02-22 14:54:05



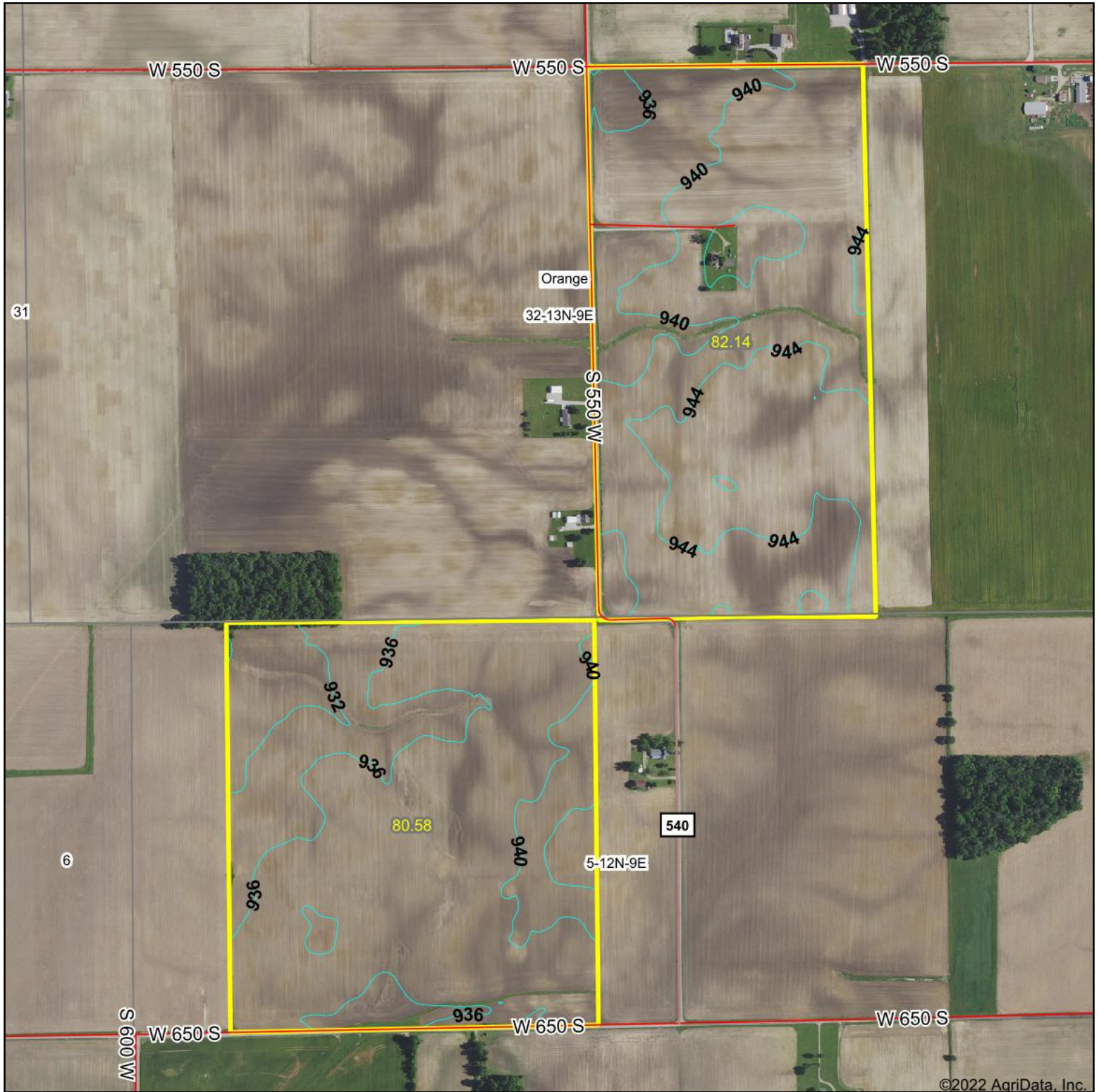
CLU	Acres	HEL	LC	Contract	Prac	Yr	C I	Y
1	79.86	N	2					

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.

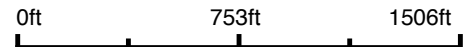
Topography Map

TOPOGRAPHY MAP

TRACTS 1-3



Source: USGS 10 meter dem
 Interval(ft): 4.0
 Min: 927.8
 Max: 948.3
 Range: 20.5
 Average: 939.8
 Standard Deviation: 3.87 ft



8/25/2022

32-13N-9E
Rush County
Indiana

Map Center: 39° 31' 30.54, -85° 32' 47.41



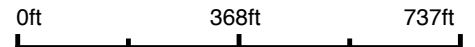
© AgriData, Inc. 2021 www.AgriDataInc.com

TOPOGRAPHY MAP

TRACT 1



Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 927.8
Max: 947.9
Range: 20.1
Average: 937.1
Standard Deviation: 3.02 ft



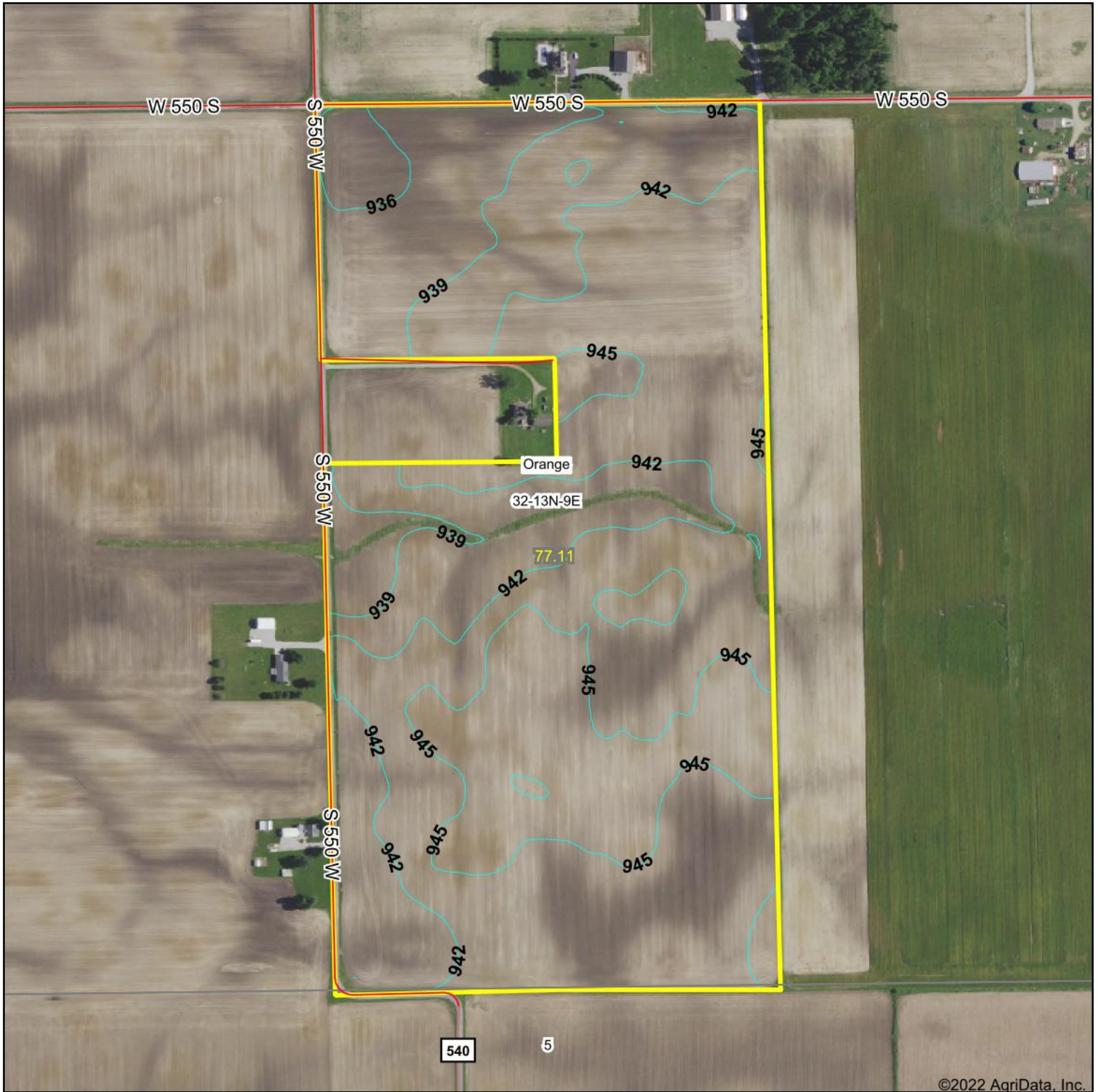
8/29/2022

5-12N-9E
Rush County
Indiana

Map Center: 39° 31' 17.38, -85° 32' 56.3

TOPOGRAPHY MAP

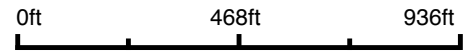
TRACT 2



©2022 AgriData, Inc.



Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 935.2
Max: 948.3
Range: 13.1
Average: 942.5
Standard Deviation: 2.72 ft



8/29/2022

32-13N-9E
Rush County
Indiana

Map Center: 39° 31' 40.23, -85° 32' 36.02

TOPOGRAPHY MAP

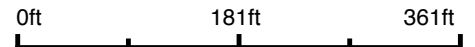
TRACT 3



©2022 AgriData, Inc.



Source: USGS 10 meter dem
Interval(ft): 2.0
Min: 937.2
Max: 946.7
Range: 9.5
Average: 940.9
Standard Deviation: 2.76 ft



8/29/2022

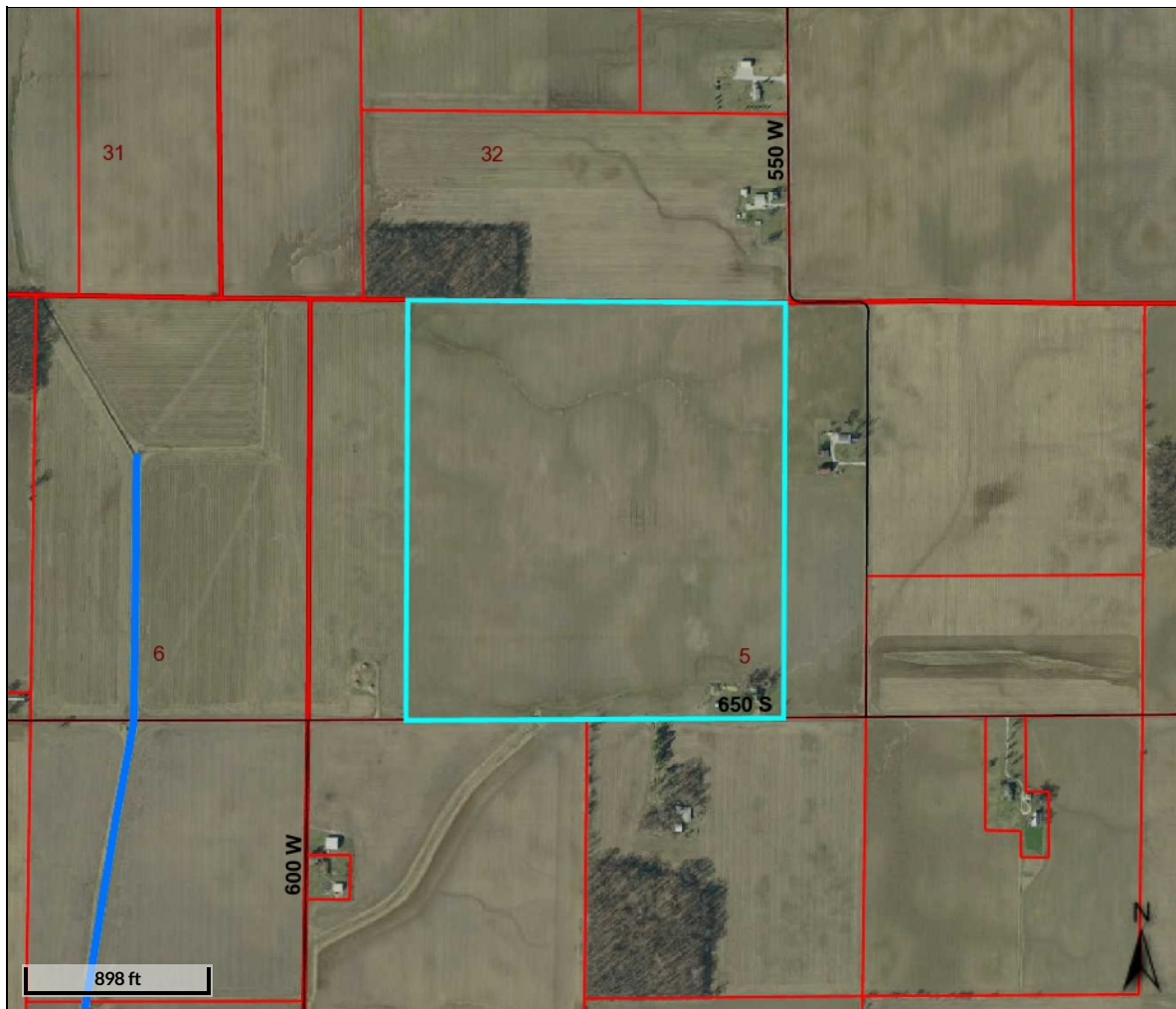
32-13N-9E
Rush County
Indiana

Map Center: 39° 31' 44.2, -85° 32' 40.05

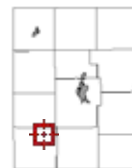
*County Parcel
Information*

COUNTY PARCEL INFORMATION

TRACT 1



Overview



Legend

- Corporate Limits
- Townships
- Parcels
- Sections
- Water
- Lot Lines
- US Highway**
- US 52 W. 3rd ST.
- US 52 W. 2nd ST.
- US 52 & IN 3 S. MAI ST.
- US 52 & IN 3
- US 52 BUENA VIST ST.
- US 52
- State Roads**
- IN 140
- IN 244
- IN 244 MAIN ST.
- IN 3
- IN 3 N. MAIN ST.
- IN 3 S. MAIN ST.
- IN 44
- IN 44 E. 2nd ST.
- IN 44 W. 1st ST.
- Road
- Railroads
- County Boundary
- Political Township

Parcel ID 70-14-05-100-002.000-005
 Sec/Twp/Rng 5-12-9
 Property Address / 5596 W 650 S
 RUSHVILLE

Alternate ID PG 11-2
 Class Ag - Vacant lot
 Acreage n/a

Owner Address HOBAN, LLC
 6217 RHODES Ave
 SAINT LOUIS, MO 63109

District ORANGE
 Brief Tax Description 005-46261-00 PT NW 5 12 9 80 701405100002000005
 (Note: Not to be used on legal documents)

COUNTY PARCEL INFORMATION

TRACT 1



Property Record Card

2022 Property Record Card (PDF)

Summary - Auditor's Office

Parcel ID 70-14-05-100-002.000-005
 Alternate ID PG 11-2
 Property Address 5596 W 650 S
 RUSHVILLE, IN 46173
 Sec/Twp/Rng 5/12/9
 Tax Set ORANGE
 Subdivision N/A
 Brief Tax Description 005-46261-00 PT NW 5 12 9 80 701405100002000005
 (Note: Not to be used on legal documents)
 Book/Page 2020001168
 Acres 0.000
 Class 100 - Ag - Vacant lot

Owners - Auditor's Office

Deeded Owner
[Hoban, LLC](#)
 C/O JUDITH K DOSS
 6217 RHODES Ave
 SAINT LOUIS, MO 63109

Taxing District - Assessor's Office

County: Rush
 Township: ORANGE TOWNSHIP
 State District 005 ORANGE TOWNSHIP
 Local District: 005
 School Corp: RUSH COUNTY
 Neighborhood: 5991000-005 HOMESITES ORANGE

Site Description - Assessor's Office

Topography: Flat
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality:
 Parcel Acreage: 80

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way		0	0	0.7600	\$1,500.00	\$1,500.00	\$1,140.00	(\$100.00)	\$0.00
Tillable Cropland	CEB2	0	0	2.4000	\$1,500.00	\$1,155.00	\$2,772.00	\$0.00	\$2,770.00
Tillable Cropland	CRA	0	0	59.600	\$1,500.00	\$1,530.00	\$91,188.00	\$0.00	\$91,190.00
Non-tillable Land	CRA	0	0	3.8000	\$1,500.00	\$1,530.00	\$5,814.00	(\$60.00)	\$2,330.00
Tillable Cropland	TR	0	0	13.400	\$1,500.00	\$1,920.00	\$25,728.00	\$0.00	\$25,730.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
5/21/2020	HOBAN, LLC	2020001171		\$0.00
5/21/2020	HOBAN, ROBERT D TRUSTEE OF THE MARY M HOBAN CREDIT			\$0.00
5/21/2020	HOBAN, ROBERT D TRUSTEE OF THE MARY M HOBAN CREDIT			\$0.00
	HOBAN, ROBERT D, TRUSTEE OF THE MARY M HOBAN CREDI			\$0.00

COUNTY PARCEL INFORMATION

TRACT 1

Transfer History - Auditor's Office

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
12465	5/21/2020	Change Ownership	Trustee Deed	2020001170			HOBAN, ROBERT D TRUSTEE OF THE MARY M HOBAN CREDIT SHELTER TRUST (UND 1/2 INT) & HOBAN LLC (UND 1/2 INT)	HOBAN, LLC
12464	5/21/2020	Change Ownership	Quitclaim Deed	2020001169			HOBAN, ROBERT D TRUSTEE OF THE MARY M HOBAN CREDIT SHELTER TRUST (UND 1/2 INT) & AMANDA SMILEY, JASON BRANDT, JUDITH KATHLEEN HOBAN & ROBERT DALE HOBAN (UND 1/2 INT)	HOBAN, ROBERT D TRUSTEE OF THE MARY M HOBAN CREDIT SHELTER TRUST (UND 1/2 INT) & HOBAN LLC (UND 1/2 INT)
12463	5/21/2020	Change Ownership	Affidavit of Heirship	2020001168			HOBAN, ROBERT D, TRUSTEE OF THE MARY M HOBAN CREDIT SHELTER TRUST (UND 1/2 INT) AND JANE ANN HOBAN, JUDITH KATHLEEN HOBAN & ROBERT DALE HOBAN (UND 1/2 INT)	HOBAN, ROBERT D TRUSTEE OF THE MARY M HOBAN CREDIT SHELTER TRUST (UND 1/2 INT) & AMANDA SMILEY, JASON BRANDT, JUDITH KATHLEEN HOBAN & ROBERT DALE HOBAN (UND 1/2 INT)

Valuation - Assessor's Office

Assessment Year	2021	2020	2019	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/8/2021	3/18/2020	3/27/2019	4/10/2018	3/23/2017
Land	\$105,000	\$104,200	\$126,900	\$131,100	\$150,600
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$105,000	\$104,200	\$126,900	\$131,100	\$150,600
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$105,000	\$104,200	\$126,900	\$131,100	\$150,600
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$105,000	\$104,200	\$126,900	\$131,100	\$150,600
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

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.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$1,650.02 TOTAL	\$826.51
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax		\$826.51
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$809.58	\$0.00
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$809.58	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$935.19	\$0.00
2019 Pay 2020	Special Assessment Detail	Tax	BROOKBANK I TILE 1st Installment Tax	\$63.75	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$935.19	\$0.00
2019 Pay 2020	Special Assessment Detail	Tax	BROOKBANK I TILE 2nd Installment Tax	\$63.75	\$0.00
2018 Pay 2019	Property Tax Detail	Penalty	1st Installment Penalty	\$46.32	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$926.42	\$0.00
2018 Pay 2019	Special Assessment Detail	Penalty	BROOKBANK I TILE 1st Installment Penalty	\$3.19	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	BROOKBANK I TILE 1st Installment Tax	\$63.75	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$926.42	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	BROOKBANK I TILE 2nd Installment Tax	\$63.75	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$969.19	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	BROOKBANK I TILE 1st Installment Tax	\$193.80	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$969.19	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	BROOKBANK I TILE 2nd Installment Tax	\$193.80	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$989.85	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	BROOKBANK I TILE 1st Installment Tax	\$193.80	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$989.85	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	BROOKBANK I TILE 2nd Installment Tax	\$193.80	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$1,026.94	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	BROOKBANK I TILE 1st Installment Tax	\$38.25	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$1,026.94	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	BROOKBANK I TILE 2nd Installment Tax	\$38.25	\$0.00

COUNTY PARCEL INFORMATION

TRACT 1

Total:

<u>Tax Year</u>	<u>Amount</u>	<u>Bal Due</u>
2021 Pay 2022	\$1,653.02	\$0.00
2020 Pay 2021	\$1,619.16	\$0.00
2019 Pay 2020	\$1,997.88	\$0.00
2018 Pay 2019	\$2,029.85	\$0.00
2017 Pay 2018	\$2,325.98	\$0.00
2016 Pay 2017	\$2,367.30	\$0.00
2015 Pay 2016	\$2,130.38	\$0.00

No data available for the following modules: Residential - Assessor's Office, Improvements - Assessor's Office, Deductions - Auditor's Office, Sketches - Assessor's Office, Photos.

The maps and data available for access at this website are provided 'as is' without warranty or any representation of accuracy, timeliness or completeness.

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Version 2.3.223

COUNTY PARCEL INFORMATION

TRACT 1

70-14-05-100-002-000-005
General Information
Parcel Number
 70-14-05-100-002-000-005
Local Parcel Number
 0054626100
Tax ID:
 PG 11-2
Routing Number
 M11R14
Property Class 100
 Vacant Land
Year: 2022

5596 W 650 S
Ownership
 HOBAN, LLC
 C/O JUDITH K DOSS
 6217 RHODES AVE
 SAINT LOUIS, MO 63109
Legal
 005-46261-00 PT NW 5 12 9 80
 701405100002000005

100, Vacant Land
Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **VII**
 05/21/2020 HOBAN, LLC 2020001171 Tr / \$0 I
 05/21/2020 HOBAN, ROBERT D T / Qu / \$0 I
 05/21/2020 HOBAN, ROBERT D T / Af / \$0 I
 01/01/1900 HOBAN, ROBERT D, / WD / \$0 I

5596 W 650 S
Notes
 7/28/2020 : 21 P 22 REVAL NO CHANGES
 11/10/2016 : 2017 PAY 2018 REVAL: REVEASURE LAND USE AND SOIL TYPE PER GIS/MAB
 3/27/2013 : 13 P 14 REMOVED ALL STRUCTURES & CHGD PROPERTY CLASS CODE C,IN
 9/12/2011 : CHGD BSMNT TP CRW, REMOVED SILO, BOTH T2'S; CORRECTED EFF FROM DWELLING C,IN
 2/22/2011 : 2011 PAY 2012 CHANGED CALCULATED ACRES

HOMESITES ORANGE/599
 1/2

100, Vacant Land
Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **VII**
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 05/21/2020 HOBAN, ROBERT D T / Qu / \$0 I
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HOMESITES ORANGE/599
 1/2

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HOMESITES ORANGE/599
 1/2

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HOMESITES ORANGE/599
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100, Vacant Land
Transfer of Ownership
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HOMESITES ORANGE/599
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100, Vacant Land
Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **VII**
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100, Vacant Land
Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **VII**
 05/21/2020 HOBAN, LLC 2020001171 Tr / \$0 I
 05/21/2020 HOBAN, ROBERT D T / Qu / \$0 I
 05/21/2020 HOBAN, ROBERT D T / Af / \$0 I
 01/01/1900 HOBAN, ROBERT D, / WD / \$0 I

HOMESITES ORANGE/599
 1/2

100, Vacant Land
Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **VII**
 05/21/2020 HOBAN, LLC 2020001171 Tr / \$0 I
 05/21/2020 HOBAN, ROBERT D T / Qu / \$0 I
 05/21/2020 HOBAN, ROBERT D T / Af / \$0 I
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100, Vacant Land
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 05/21/2020 HOBAN, ROBERT D T / Af / \$0 I
 01/01/1900 HOBAN, ROBERT D, / WD / \$0 I

5596 W 650 S
Notes
 7/28/2020 : 21 P 22 REVAL NO CHANGES
 11/10/2016 : 2017 PAY 2018 REVAL: REVEASURE LAND USE AND SOIL TYPE PER GIS/MAB
 3/27/2013 : 13 P 14 REMOVED ALL STRUCTURES & CHGD PROPERTY CLASS CODE C,IN
 9/12/2011 : CHGD BSMNT TP CRW, REMOVED SILO, BOTH T2'S; CORRECTED EFF FROM DWELLING C,IN
 2/22/2011 : 2011 PAY 2012 CHANGED CALCULATED ACRES

100, Vacant Land
Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **VII**
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HOMESITES ORANGE/599
 1/2

100, Vacant Land
Transfer of Ownership
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 01/01/1900 HOBAN, ROBERT D, / WD / \$0 I

5596 W 650 S
Notes
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HOMESITES ORANGE/599
 1/2

100, Vacant Land
Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **VII**
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100, Vacant Land
Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **VII**
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 05/21/2020 HOBAN, ROBERT D T / Qu / \$0 I
 05/21/2020 HOBAN, ROBERT D T / Af / \$0 I
 01/01/1900 HOBAN, ROBERT D, / WD / \$0 I

5596 W 650 S
Notes
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HOMESITES ORANGE/599
 1/2

100, Vacant Land
Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **VII**
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 05/21/2020 HOBAN, ROBERT D T / Qu / \$0 I
 05/21/2020 HOBAN, ROBERT D T / Af / \$0 I
 01/01/1900 HOBAN, ROBERT D, / WD / \$0 I

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

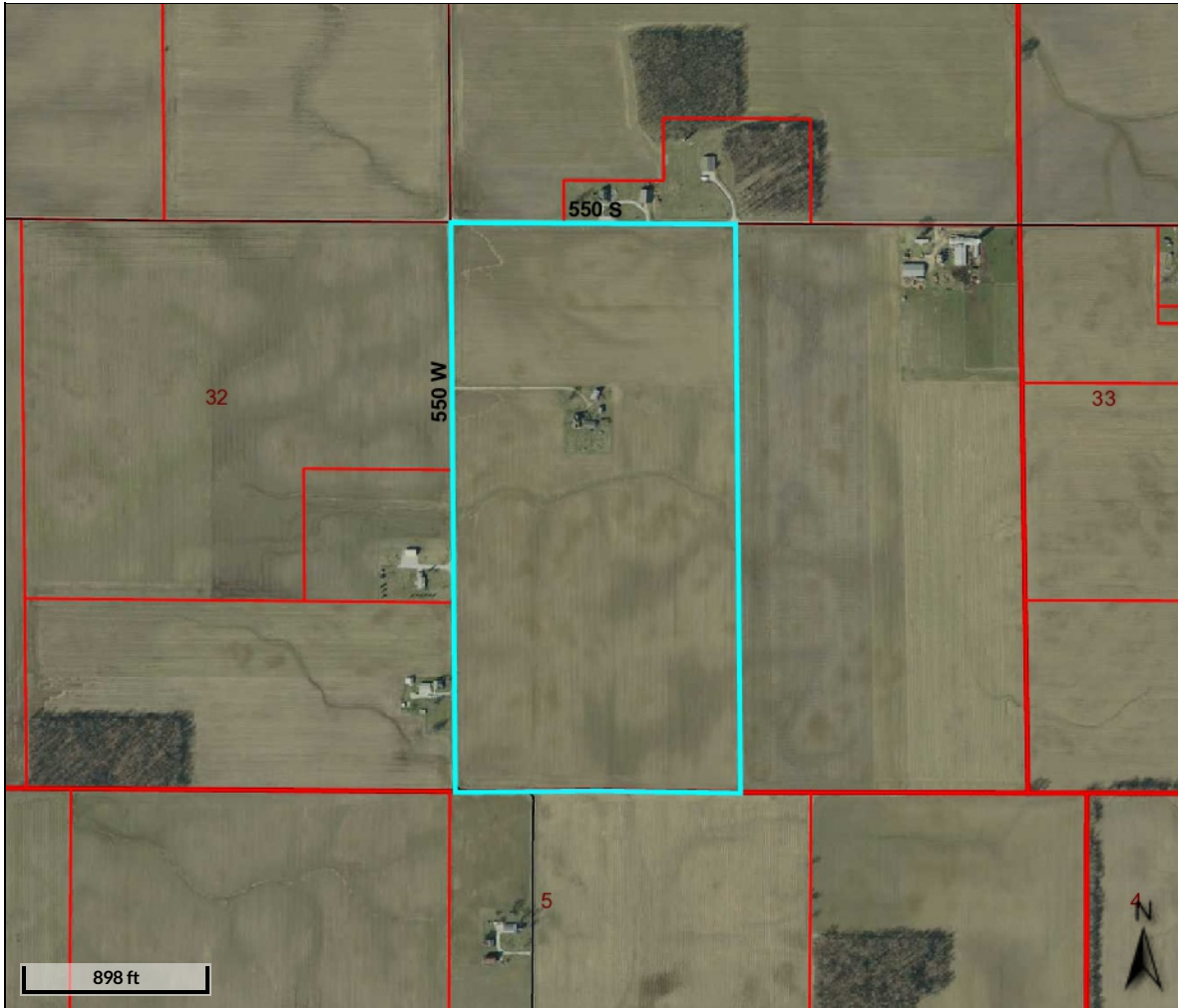
Assessment Year	2022	2021	2020	2019	2018
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/04/2022	04/08/2021	03/18/2020	03/27/2019	04/10/2018
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$122,100	\$105,000	\$104,200	\$126,900	\$131,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$122,100	\$105,000	\$104,200	\$126,900	\$131,100
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$122,100	\$105,000	\$104,200	\$126,900	\$131,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$122,100	\$105,000	\$104,200	\$126,900	\$131,100
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 175', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

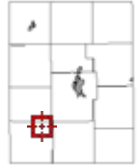
Land Pricing Soil Type Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
4 A CEB2	0	2.4000	0.77	\$1,500	\$1,155	\$2,772	0%	0%	1.0000	\$2,770
4 A CRA	0	59.6000	1.02	\$1,500	\$1,530	\$91,188	0%	0%	1.000	

COUNTY PARCEL INFORMATION

TRACTS 2 & 3



Overview



Legend

- Corporate Limits
- Townships
- Parcels
- Sections
- Water
- Lot Lines
- US Highway
 - US 52 W. 3rd ST.
 - US 52 W. 2nd ST.
 - US 52 & IN 3 S. MAI ST.
 - US 52 & IN 3
 - US 52 BUENA VIST ST.
 - US 52
- State Roads
 - IN 140
 - IN 244
 - IN 244 MAIN ST.
 - IN 3
 - IN 3 N. MAIN ST.
 - IN 3 S. MAIN ST.
 - IN 44
 - IN 44 E. 2nd ST.
 - IN 44 W. 1st ST.
- Road
- Railroads
- County Boundary
- Political Township

Parcel ID 70-10-32-400-001.000-005
Sec/Twp/Rng 32-13-9
Property Address 5648 S 550 W
RUSHVILLE

Alternate ID PG 2-8
Class Cash grain/general farm
Acreage n/a

Owner Address HOBAN, LLC
6217 RHODES Ave
SAINT LOUIS, MO 63109

District ORANGE
Brief Tax Description 005-46618-00 WSE 32 13 9 80 701032400001000005
(Note: Not to be used on legal documents)

COUNTY PARCEL INFORMATION

TRACTS 2 & 3



Property Record Card

2022 Property Record Card (PDF)

Summary - Auditor's Office

Parcel ID 70-10-32-400-001.000-005
Alternate ID PG 2-8
Property Address 5648 S 550 W
 RUSHVILLE, IN 46173
Sec/Twp/Rng 32/13/9
Tax Set ORANGE
Subdivision N/A
Brief Tax Description 005-46618-00 WSE 32 13 9 80 701032400001000005
 (Note: Not to be used on legal documents)
Book/Page 2020001171
Acres 0.000
Class 101 - Cash grain/general farm



Owners - Auditor's Office

Deeded Owner
[Hoban, LLC](#)
 C/O JUDITH K DOSS
 6217 RHODES Ave
 SAINT LOUIS, MO 63109

Taxing District - Assessor's Office

County: Rush
Township: ORANGE TOWNSHIP
State District 005 ORANGE TOWNSHIP
Local District: 005
School Corp: RUSH COUNTY
Neighborhood: 5991000-005 HOMESITES ORANGE

Site Description - Assessor's Office

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Area Quality:
Parcel Acreage: 80

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way		0	0	1.4500	\$1,500.00	\$1,500.00	\$2,175.00	(\$100.00)	\$0.00
Homesite		0	0	1.0000	\$26,700.00	\$26,700.00	\$26,700.00	\$0.00	\$26,700.00
Tillable Cropland	CRA	0	0	25.3000	\$1,500.00	\$1,530.00	\$38,709.00	\$0.00	\$38,710.00
Land Used by Farm Buildings	CRA	0	0	1.3000	\$1,500.00	\$1,530.00	\$1,989.00	(\$40.00)	\$1,190.00
Non-tillable Land	MPB2	0	0	1.3000	\$1,500.00	\$1,155.00	\$1,501.50	(\$60.00)	\$600.00
Tillable Cropland	MPB2	0	0	18.00	\$1,500.00	\$1,155.00	\$20,790.00	\$0.00	\$20,790.00
Tillable Cropland	TR	0	0	30.7000	\$1,500.00	\$1,920.00	\$58,944.00	\$0.00	\$58,940.00
Non-tillable Land	TR	0	0	1.3000	\$1,500.00	\$1,920.00	\$2,496.00	(\$60.00)	\$1,000.00

COUNTY PARCEL INFORMATION

TRACTS 2 & 3

Residential - Assessor's Office

Description	Single-Family R 01
Story Height	1.5
Style	
Finished Area	2453
# Fireplaces	1
Heat Type	Central Warm Air
Air Cond	0
Bedrooms	4
Living Rooms:	1
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	10
Full Baths	2
Full Bath Fixtures	6
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	1507	1507
1/2	Wood Frame	946	946
C		1507	0

Features	Area
Porch, Open Frame	351
Stoop, Masonry	88

Improvements - Assessor's Office

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family R 01	100	C	1912	1912	F	1.01	2453	1.35	0
Detached Garage R 01	100	C	1958	1958	A	1.01	1500	1.35	0
SHU R	100	E	1900	1900	F	1.01	42	1.35	0

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
5/21/2020	HOBAN, LLC	2020001171		\$0.00
10/18/2019	HOBAN, ROBERT D UND 1/3, JUDITH K DOSS UND 1/3, AM UNION BANK & TRUST	2019002424		\$0.00

Transfer History - Auditor's Office

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
12466	5/21/2020	Change Ownership	Quitclaim Deed	2020001171			HOBAN, ROBERT D UND 1/3, JUDITH K DOSS UND 1/3, AMANDA SMILEY UND 1/6 & JASON BRANDT UND 1/6 TIC	HOBAN, LLC
11947	10/18/2019	Change Ownership	Trustee Deed	2019002424			UNION BANK & TR OF NEW ALBANY CO BEARGRASS REALTY INC	HOBAN, ROBERT D UND 1/3, JUDITH K DOSS UND 1/3, AMANDA SMILEY UND 1/6 & JASON BRANDT UND 1/6 TIC

Valuation - Assessor's Office

Assessment Year	2021	2020	2019	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/8/2021	3/18/2020	3/27/2019	4/10/2018	3/23/2017
Land	\$127,000	\$124,900	\$147,400	\$151,400	\$170,800
Land Res (1)	\$23,200	\$21,900	\$21,900	\$21,900	\$21,900
Land Non Res (2)	\$103,800	\$103,000	\$125,500	\$129,500	\$148,900
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$114,700	\$108,300	\$101,900	\$99,800	\$97,900
Imp Res (1)	\$114,600	\$108,200	\$101,800	\$99,700	\$97,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$100	\$100	\$100	\$100	\$100
Total	\$241,700	\$233,200	\$249,300	\$251,200	\$268,700
Total Res (1)	\$137,800	\$130,100	\$123,700	\$121,600	\$119,700
Total Non Res (2)	\$103,800	\$103,000	\$125,500	\$129,500	\$148,900
Total Non Res (3)	\$100	\$100	\$100	\$100	\$100

COUNTY PARCEL INFORMATION

TRACTS 2 & 3

Tax History - Auditor's Office

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.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$1,902.54	\$0.00
2021 Pay 2022	Special Assessment Detail	Tax	MILLER J F TILE 1st Installment Tax	\$22.00	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$1,902.54	\$0.00
2021 Pay 2022	Special Assessment Detail	Tax	MILLER J F TILE 2nd Installment Tax	\$0.00	\$0.00
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$1,811.85	\$0.00
2020 Pay 2021	Special Assessment Detail	Tax	MILLER J F TILE 1st Installment Tax	\$22.00	\$0.00
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$1,811.85	\$0.00
2020 Pay 2021	Special Assessment Detail	Tax	MILLER J F TILE 2nd Installment Tax	\$0.00	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$1,837.22	\$0.00
2019 Pay 2020	Special Assessment Detail	Tax	BROOKBANK I TILE 1st Installment Tax	\$18.75	\$0.00
2019 Pay 2020	Special Assessment Detail	Tax	MILLER J F TILE 1st Installment Tax	\$22.00	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$1,837.22	\$0.00
2019 Pay 2020	Special Assessment Detail	Tax	BROOKBANK I TILE 2nd Installment Tax	\$18.75	\$0.00
2019 Pay 2020	Special Assessment Detail	Tax	MILLER J F TILE 2nd Installment Tax	\$0.00	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$1,775.10	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	BROOKBANK I TILE 1st Installment Tax	\$18.75	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	MILLER J F TILE 1st Installment Tax	\$22.00	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$1,775.10	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	BROOKBANK I TILE 2nd Installment Tax	\$18.75	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	MILLER J F TILE 2nd Installment Tax	\$0.00	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$1,729.22	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	BROOKBANK I TILE 1st Installment Tax	\$57.00	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	MILLER J F TILE 1st Installment Tax	\$22.00	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	MUD CREEK OPEN D 1st Installment Tax	\$5.00	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$1,729.22	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	BROOKBANK I TILE 2nd Installment Tax	\$57.00	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	MILLER J F TILE 2nd Installment Tax	\$0.00	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	MUD CREEK OPEN D 2nd Installment Tax	\$0.00	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$1,686.39	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	BROOKBANK I TILE 1st Installment Tax	\$57.00	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	MILLER J F TILE 1st Installment Tax	\$22.00	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	MUD CREEK OPEN D 1st Installment Tax	\$5.00	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$1,686.39	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	BROOKBANK I TILE 2nd Installment Tax	\$57.00	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	MILLER J F TILE 2nd Installment Tax	\$0.00	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	MUD CREEK OPEN D 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$1,716.05	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	BROOKBANK I TILE 1st Installment Tax	\$22.50	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	MILLER J F TILE 1st Installment Tax	\$22.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	MUD CREEK OPEN D 1st Installment Tax	\$5.00	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$1,716.05	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	BROOKBANK I TILE 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	MILLER J F TILE 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	MUD CREEK OPEN D 2nd Installment Tax	\$0.00	\$0.00

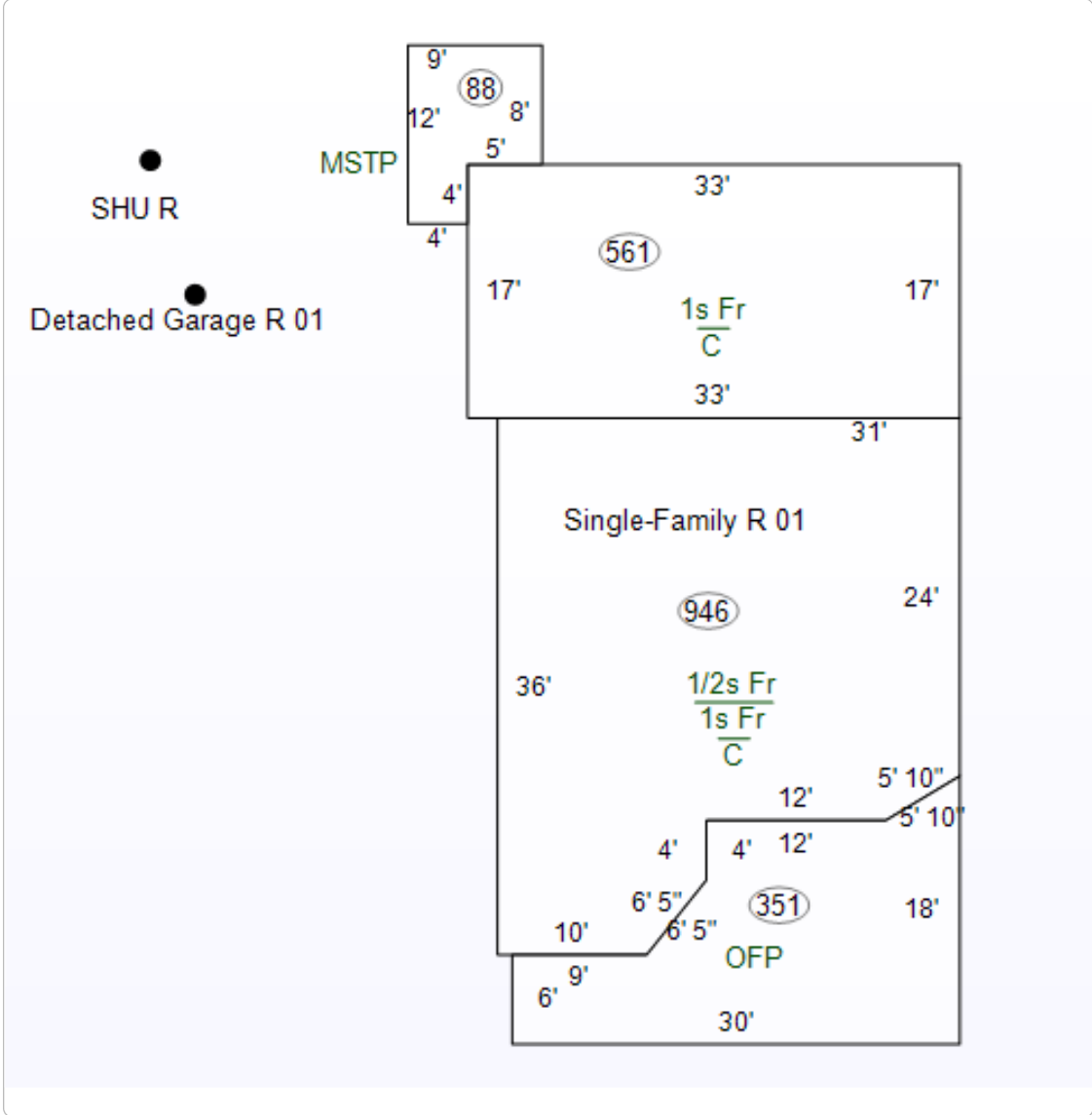
Total:

Tax Year	Amount	Bal Due
2021 Pay 2022	\$3,827.08	\$0.00
2020 Pay 2021	\$3,645.70	\$0.00
2019 Pay 2020	\$3,733.94	\$0.00
2018 Pay 2019	\$3,609.70	\$0.00
2017 Pay 2018	\$3,599.44	\$0.00
2016 Pay 2017	\$3,513.78	\$0.00
2015 Pay 2016	\$3,481.60	\$0.00

COUNTY PARCEL INFORMATION

TRACTS 2 & 3

Sketches - Assessor's Office



Photos



No data available for the following modules: Deductions - Auditor's Office.

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[GDPR Privacy Notice](#)

Developed by
 Schneider
GEOSPATIAL

COUNTY PARCEL INFORMATION

TRACTS 2 & 3

70-10-32-400-001.000-005
General Information
Parcel Number
 70-10-32-400-001.000-005
Local Parcel Number
 0054661800

Tax ID:
 PG 2-8
Routing Number
 M2 R4

Property Class 101
 Cash Grain/General Farm

Year: 2022
Location Information

County
 Rush
Township
 ORANGE TOWNSHIP
District 005 (Local 005)
 ORANGE TOWNSHIP
School Corp 6995
 RUSH COUNTY
Neighborhood 5991000-005
 HOMESITES ORANGE

Section/Plat
 032139
Location Address (1)
 5648 S 550 W
 RUSHVILLE, IN 46173

HOBAN, LLC
Ownership
 HOBAN, LLC
 C/O JUDITH K DOSS
 6217 RHODES AVE
 SAINT LOUIS, MO 63109

Legal
 005-46618-00 WSE 32 13 9 80
 701032400001000005

5648 S 550 W
Transfer of Ownership

Date
 05/21/2020
 10/18/2019
 01/01/1900

Owner
 HOBAN, LLC
 HOBAN, ROBERT D U
 UNION BANK & TRUS

Doc ID
 2020001171
 2019002424

Code
 Qu
 Tr
 WD

Book/Page
 /
 /
 /

Adj Sale Price
 \$0
 \$0
 \$0

HOMESITES ORANGE/599
Notes
 7/21/2020 : 21 P 22 REVAL NO CHANGES JH
 3/27/2013 : 13 P 14 REMOVED BLDGS (SHED STILL THERE) C JN
 9/28/2011 : CORRECTED POOL SIZE
 8/12/2011 : REMOVED A/C; CHGD CONCR TO MSTP; CHGD BFT TO PH W/SV; PLACED SV ON TZ C JN
 1/12/2009 : ChID Previous parcel_id: 0054661800

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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2022	2021	2020	2019	2018
2022	WIP	03/14/2022	Indiana Cost Mod	1.0000		\$147,400	\$127,000	\$124,900	\$147,400	\$151,400
						\$26,700	\$23,200	\$21,900	\$21,900	\$21,900
						\$120,700	\$103,800	\$103,000	\$125,500	\$129,500
						\$0	\$0	\$0	\$0	\$0
						\$135,200	\$114,700	\$108,300	\$101,900	\$99,800
						\$135,100	\$114,600	\$108,200	\$101,800	\$99,700
						\$100	\$100	\$100	\$100	\$100
						\$282,600	\$241,700	\$233,200	\$249,300	\$251,200
						\$161,800	\$137,800	\$130,100	\$123,700	\$121,600
						\$120,700	\$103,800	\$103,000	\$125,500	\$129,500
						\$100	\$100	\$100	\$100	\$100

Land Data (Standard Depth: Res 175', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Pricing Soil Type Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
9 A	0	1.0000	1.00	\$26,700	\$26,700	\$26,700	0%	100%	1.0000	\$26,700
4 A	0	25.3000	1.02	\$1,500	\$1,530	\$38,709	0%	0%	1.0000	\$38,710
4 A	0	18.00	0.77	\$1,500	\$1,155	\$20,790	0%	0%	1.0000	\$20,790
4 A	0	30.7000	1.28	\$1,500	\$1,920	\$58,944	0%	0%	1.0000	\$58,940
5 A	0	1.3000	0.77	\$1,500	\$1,155	\$1,502	-60%	0%	1.0000	\$600
5 A	0	1.3000	1.28	\$1,500	\$1,920	\$2,496	-60%	0%	1.0000	\$1,000
71 A	0	1.3000	1.02	\$1,500	\$1,530	\$1,989	-40%	0%	1.0000	\$1,190
82 A	0	1.4500	1.00	\$1,500	\$1,500	\$2,175	-100%	0%	1.0000	\$00

Characteristics

Topography	Flood Hazard	<input type="checkbox"/>
Public Utilities	ERA	<input type="checkbox"/>
Electricity		<input type="checkbox"/>
Streets or Roads	TIF	<input type="checkbox"/>
Paved		<input type="checkbox"/>
Neighborhood Life Cycle Stage		
Other		

Land Computations

Calculated Acreage	80.35
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	80.00
81 Legal Drain NV	0.00
82 Public Roads NV	1.45
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	77.55
Farmland Value	\$121,230
Measured Acreage	77.90
Avg Farmland Value/Acre	1556
Value of Farmland	\$120,670
Classified Total	\$0
Farm / Classified Value	\$120,700
Home(s) Value	\$26,700
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$26,700
CAP 2 Value	\$120,700
CAP 3 Value	\$0
Total Value	\$147,400

Data Source N/A
Collector 12/31/2020
Appraiser 12/31/2020
 Wednesday, May 18, 2022
Review Group 2025

COUNTY PARCEL INFORMATION

TRACTS 2 & 3

2/2

5648 S 550 W

101, Cash Grain/General Farm

HOBAN, LLC

70-10-32-400-001.000-005

HOMESITES ORANGE/599

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	Full Bath	2
Story Height	1 1/2	Half Bath	0
Style	N/A	Kitchen Sinks	1
Finished Area	2453 sqft	Water Heaters	1
Make		Add Fixtures	0
		Total	4

Cost Ladder		Totals	
Floor Constr	Base	Finish	Value
1	1Fr	1507	\$101,900
2			
3			
4			
1/4			
1/2	1Fr	946	\$30,600
3/4			
Attic			
Bsmt			
Crawl	1507	0	\$7,100
Slab			

Accommodations	
Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	10

Adjustments		Total Base	
Unfin Int (-)		1 Row Type Adj. x 1.00	\$139,600
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$4,500
No Heating (-)			\$0
A/C (+)			\$0
No Elec (-)			\$0
Plumbing (+/-)	8 - 5 = 3 x \$800		\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0
		Sub-Total, One Unit	\$146,500
		Sub-Total, 1 Units	\$160,700
		Garages (+) 0 sqft	\$0
		Quality and Design Factor (Grade)	1.00
		Location Multiplier	1.00
		Replacement Cost	\$160,700

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

Roofing	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Slate
<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Tile
<input type="checkbox"/> Other	

Exterior Features		
Description	Area	Value
Stoop, Masonry	88	\$2,500
Porch, Open Frame	351	\$11,700

Specialty Plumbing		Count	Value
Summary of Improvements			
Res Eligibi	Story Height	Year Built	Eff Year
1: Single-Family R 01	100% 1 1/2	1912	1912
2: Detached Garage R 01	100% 1	1958	1958
3: SHU R	0% 1	1900	1900

Summary of Improvements		Base Rate	Adj Rate	RCN	Size	Count	Value
1: Single-Family R 01	100% 1 1/2	Wood Frame	1.00	1.00	2,453 sqft		\$160,700
2: Detached Garage R 01	100% 1	Concrete Block	1.00	1.00	30'x50'		\$33,975
3: SHU R	0% 1	SV	1.00	1.00	6'x7'		

Summary of Improvements		Base Rate	Adj Rate	RCN	Size	Count	Value
1: Single-Family R 01	100% 1 1/2	Wood Frame	1.00	1.00	2,453 sqft		\$160,700
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3: SHU R	0% 1	SV	1.00	1.00	6'x7'		

Total all pages \$135,200

Total this page \$135,200

Total this page \$135,200

Gas Well Letter

GAS WELL LETTER



Mark W. McNeely
Direct Dial: 317-825-5150
Mark.McNeely@McNeelyLaw.com

VIA U.S. MAIL

Steve Shoppelle
Big Flat Rock River Gas Company
5919 S. 550 W.
Rushville, Indiana 46173

October 30, 2020

Re: Big Flat Rock River Gas Company

Dear Mr. Shoppelle:

I represent Mr. Rubert Warner and write to you regarding the Big Flat Rock River Gas Company (the "Company"). If you are represented by counsel, please forward this letter to them so that I can communicate directly with them. Mr. Warner has come to us for assistance with requesting an accounting of the Company. Mr. Warner is concerned with potential discrepancies related to the financial status of the Company. We are aware of Mr. Warner's current position with the Company, as there is record of his payment of \$2400.00 to the Company for payments due for the previous eight (8) years. After making his payment, Mr. Warner has become aware of other shareholders of the Company in similar situations. At this time, it is necessary to perform a full accounting of the Company and create a plan to move forward with to rectify any potential discrepancies. Therefore, I am contacting each shareholder to compile the information necessary to do so.

Mr. Warner has conveyed to us that there is an agreement among the shareholders of the Company to keep and maintain the gas wells along the main line, which is currently connected to six (6) homes. Under this agreement, each shareholder is required to make payment of dues each year in the amount of \$300.00 for the purposes of making repairs and maintaining the gas s and main line. At this time, repairs to the gas well are necessary, which affects every household on the line. Mr. Warner was given an estimate of \$14,000.00 to repair the portion of the gas well that is in disrepair.

Mr. Warner has repeatedly attempted to gain access to the complete records of the Company. Further, Mr. Warner has approached several shareholders to determine the status of the Company's finances and its ability to repair portions of the gas well which are currently in need of maintenance. However, Mr. Warner has been unable to obtain the appropriate information to conduct a complete accounting and is now formally requesting that information from each shareholder.

Currently, I am in possession of a three-subject notebook with handwritten notes associated with the Company's activities. This notebook contains what appears to be meeting minutes dated between August 8, 1980 and November 24, 2003, as well as limited notes regarding dues and finances of the Company dated through 2020. Mr. Warner is requesting more information to determine the status of the Company, its ability to pay for the damaged portion of the line and gas

GAS WELL LETTER



Big Flat Rock River Gas Company
October 30, 2020

well, and its ability to maintain the wells and line in the future. Please provide all statements and receipts of dues owed and paid to the Company. Further, please provide a complete accounting of the Company, a list of shareholders, their addresses, any outstanding dues owed by said shareholders, information regarding the Company's plan for repairing and maintaining the lines and wells moving forward, and any other relevant information regarding this request.

If you have any questions regarding these requests, please contact me. Thank you for your prompt attention.

Yours truly,

McNeely Law LLP

Mark W. McNeely
Attorney for Rubert Warner

GAS WELL LETTER

Big Flat Rock Gas Co.
5919 S. 550 W.
Rushville, IN. 46173

*Rec'd in Mail RDH
11-23-20*

Dale Hoban Trust

Balance due for back gas dues from 2009-20120 \$2400.00
Balance due for back gas dues from 2013-2020 \$2400
Total due \$4800.00

Years 2009-2012 dues for 2 homes
Years 2013-2020 dues for 1 home

Thank you
Joy Shoppelle
Sec/Treas.

*Seller's Residential
Disclosure*

SELLER'S RESIDENTIAL DISCLOSURE



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)
8/26/2022

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)
5648 S 550 W, Rushville, IN 46173

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System				✓
Clothes Dryer				✓
Clothes Washer				✓
Dishwasher				✓
Disposal				✓
Freezer				✓
Gas Grill				✓
Hood				✓
Microwave Oven				✓
Oven				✓
Range				✓
Refrigerator				✓
Room Air Conditioner(s)				✓
Trash Compactor				✓
TV Antenna / Dish				✓
Other:				✓

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier				✓
Burglar Alarm				✓
Ceiling Fan(s)				✓
Garage Door Opener / Controls				✓
Inside Telephone Wiring and Blocks / Jacks				✓
Intercom				✓
Light Fixtures				✓
Sauna				✓
Smoke / Fire Alarm(s)				✓
Switches and Outlets				✓
Vent Fan(s)				✓
60 / 100 / 200 Amp Service (Circle one)				✓
Generator				✓

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern				✓
Septic Field / Bed				✓
Hot Tub				✓
Plumbing				✓
Aerator System				✓
Sump Pump				✓
Irrigation Systems				✓
Water Heater / Electric				✓
Water Heater / Gas				✓
Water Heater / Solar				✓
Water Purifier				✓
Water Softener				✓
Well				✓
Septic & Holding Tank/Septic Mound				✓
Geothermal and Heat Pump				✓
Other Sewer System (Explain)				✓
Swimming Pool & Pool Equipment				✓

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan				✓
Central Air Conditioning				✓
Hot Water Heat				✓
Furnace Heat / Gas				✓
Furnace Heat / Electric				✓
Solar House-Heating				✓
Woodburning Stove				✓
Fireplace				✓
Fireplace Insert				✓
Air Cleaner				✓
Humidifier				✓
Propane Tank				✓
Other Heating Source				✓

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

*Lead-Based Paint
Disclosure*

LEAD-BASED PAINT DISCLOSURE

3648 S 550 W, Rushville, IN

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	<u>X</u> <u>Quintin K. Ows, Manager</u>	Date	<u>8/26/22</u>	Seller	Date
Purchaser		Date		Purchaser	Date
Agent	<u>P. St. John</u>	Date	<u>8/26/22</u>	Agent	Date

Preliminary Title

PRELIMINARY TITLE



ALTA Commitment for Title Insurance

Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

~~THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED~~ IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

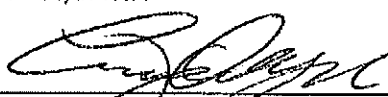
COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

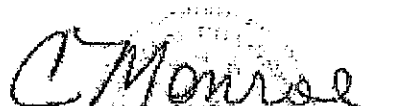

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Issued through the Office of
Rush Title Services, LLC
111 West 3rd Street
Rushville, IN 46173


Timothy Meyer, License #: 3692749
Authorized Signatory

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  President
Attest  Secretary

PRELIMINARY TITLE

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

PRELIMINARY TITLE

- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

PRELIMINARY TITLE



Schedule A

ALTA COMMITMENT

Transaction Identification Data for reference only:

Issuing Agent: Rush Title Services, LLC
Issuing Office's ALTA® Registry ID: 1214130
Loan ID Number:
Revision Number:

Issuing Office: 111 West 3rd Street, Rushville, IN 46173
Issuing Office File Number: 202209-17
Commitment Number: 202209-17
Property Address: 5648 S 550 W, Rushville, IN 46173 and 5596 West
650 South, Rushville, IN 46173

1. Commitment Date: 09/05/2022 at 8:00 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy

Proposed Insured: **TBD**
Proposed Policy Amount: **\$2,500,000.00**
3. The estate or interest in the Land described or referred to in this Commitment is:
Property 1: fee simple
Property 2: fee simple
4. The Title is, at the Commitment Date, vested in:
Property 1: Hoban, LLC
Property 2: Hoban, LLC
5. The land is described as follows:
See legal description in Exhibit "A" attached hereto and made a part hereof.

Old Republic National Title Insurance Company



Authorized Signatory
Rush Title Services, LLC

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

PRELIMINARY TITLE



Schedule B-I

ALTA COMMITMENT

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. A search and examination of the insured real estate reveals no open and unpaid mortgage on this land. Due to underwriter requirements, we require the execution of a specific affidavit of the current owners, confirming that there is no mortgage on the land at the present time, in recordable form.
6. Affecting Property 1:
Duly authorized and executed Deed from Hoban, LLC, to TBD, to be executed and recorded at closing.
7. Affecting Property 2:
Duly authorized and executed Deed from Hoban, LLC, to TBD, to be executed and recorded at closing.
8. 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 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 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.
9. Effective, July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmation statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law _____ (name)." See Indiana Code 36-2-11-15.
10. Effective July 1, 1993, a Sales Disclosure form must be filed with the County Auditor at the time of recording of most deeds and land contracts as required by IC 6-1.1-5.5. A fee of \$30.00 per parcel must be paid to the Auditor at the time of filing.
11. The Company requires for its review satisfactory copy of the Articles of Organization, the Operating Agreement and the regulations of the limited liability company, any amendment thereof, a certificate of good standing, and satisfactory evidence of authority of the officers, managers, or members to execute the documents. (Hoban, LLC)

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PRELIMINARY TITLE



Schedule B-II

ALTA COMMITMENT

Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
5. Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes for the year 2021, due and payable in 2022, each half for \$1,902.54, May installment (due 5-10-22) Paid, November installment (due 11-10-22) Paid. Taxing Unit: Orange Township; Duplicate #70-10-32-400-001.000-005. Assessed Value: Land \$127,000.00, Improvements \$114,700.00, Exemptions \$0.00. (As to Property 1)

Taxes for the year 2021, due and payable in 2022, each half for \$826.51, May installment (due 5-10-22) Paid, November installment (due 11-10-22) Paid. Taxing Unit: Orange Township; Duplicate #70-14-05-100-002.000-005. Assessed Value: Land \$105,000.00, Improvements \$0.00, Exemptions \$0.00. (As to Property 2)

NOTE: No liability is assumed for the accuracy of taxes. The County Treasurer should be contacted for the exact amount due. This information, while believed to be accurate at this time, is subject to change without notice. Neither the company nor its agents assume(s) or accept(s) any responsibility for loss(es), damage(s), cost(s) or expense(s) due to any change(s) in the information reflected above.
7. Taxes for the year 2022, due and payable in 2023, and all subsequent years, not yet due and payable.
8. Annual assessment for the JF Miller Tile for the year 2021 due and payable in 2022 in the amount of \$22.00, May installment (due 5-10-22) Paid, November Installment (due 11-10-22) N/A, and all subsequent assessments not yet due and payable. (As to Property 1)
9. Right of way for drainage flow and maintenance of JF Miller Tile as set forth in IC 36-9-27-33. (As to Property 1)

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PRELIMINARY TITLE

10. Possible Easements appearing of public record recorded prior to the 50 year marketable title period as preserved by I.C. 32-20-4-3.
 11. Rights of the public, the State of Indiana, the County of Rush and the Municipality in and to that part of the premises taken or used for road purposes.
 12. Right of way for drainage ditches, feeders, laterals, or underground drain tiles or pipes, if any.
 13. This policy when issued will not insure quantity of acreage, for informational purposes only.
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PRELIMINARY TITLE



Exhibit A

ALTA COMMITMENT

Property Description

Property 1:

The following described Real Estate situate in Rush County, State of Indiana, to-wit:

The west half of the southeast quarter of Section thirty-two (32), Township thirteen (13) North, Range nine (9) East, containing eighty (80) acres, more or less.

Property 2:

The following described Real Estate situate in Rush County, State of Indiana, to-wit:

Part of the Northwest Quarter of Section 5, Township 12, Range 9 East, Orange Township, Rush County, Indiana, described as follows:

Beginning at a point on the South line of the Northwest quarter of Section 5, Township 12 North, Range 9 East, 82 rods and 8 links West of the Southeast corner thereof; thence North 119 rods, 11.5 links to the North line of said quarter; thence West 48 rods and 22 links; thence South 119 rods, 11.5 links; thence East 48 rods and 22 links to the place of beginning. ALSO: Beginning at a stake on the South line of the Northwest quarter of Section 5, Township 12 North of Range 9 East, 71 rods and 5 links West of the Southeast corner of said quarter section; thence North 119 rods, 11.5 links to the North line of said quarter; thence West 11 rods, 2.5 links; thence South 119 rods, 11.5 links; thence East 11 rods, 2.5 links, to the place of beginning.

ALSO:

Commencing 23 rods and 12 feet West of the Southeast corner of the Northwest quarter of Section 5 in Township 12 North, in Range 9 East and running thence West 39 rods and 1 foot; thence North 119 rods to the North line of said quarter section; thence East 39 rods and 1 foot; thence South 119 rods to the place of beginning.

ALSO:

Beginning at a point on the South line of the North quarter of Section 5 in Township 12 North, in Range 9 East, 62 rods, 19.5 links West of the Southeast corner thereof; thence North 119 and 11.5 links to the North line of said quarter section; thence West 8 rods and 11 links; thence South 119 rods, 11.5 links; thence East 8 rods, 11 links to the place of beginning; containing 80 acres more or less in Northwest quarter of Section 5, Township 12 North, Range 9 East, Orange Township, Rush County, Indiana.

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PRELIMINARY TITLE



Chain of Title

ALTA COMMITMENT

The only conveyances affecting said land, which recorded within twenty-four (24) months of the date of this report, are as follows:

Property 1:

1. Robert D. Hoban as owner of an undivided 1/3 share; Judith K. Doss as owner of an undivided 1/3 share; Amanda Smiley as owner of 1/6 share; and Jason Brandy as owner of 1/6 share, to Hoban, LLC by deed dated 04/28/2020 and recorded on 05/21/2020 as Instrument Number #2020001171 in the Official Records of the Rush County Recorder.

Property 2:

1. Robert D. Hoban, as Trustee of the Mary M. Hoban Credit Shelter Trust, to Hoban, LLC by deed dated 04/28/2020 and recorded on 05/21/2020 as Instrument Number #2020001170 in the Official Records of the Rush County Recorder.

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Property Photos

TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 2



TRACTS 2 & 3



TRACT 2



TRACTS 2 & 3



TRACT 3



TRACT 3



TRACT 3





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