

CTION

THURSDAY, NOVEMBER 17<sup>th</sup> • 6pm

*Noble County, Indiana*

- 1,800 sq ft home
- Product

# INFORMATION BOOKLET

60±

*Acres*

Offered in 3 Tracts



LAND A

800-451-2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)



TIMED  
ONLINE ONLY

VIRTUAL

LIVE WITH  
ONLINE

MULTI-TRACT  
AUCTIONS

## 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: Phyllis Hull Estate**

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

AC63001504, AU08801377, RB22000867



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

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

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

**SchraderAuction.com**

### **AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 3 tracts, combinations, or as a whole 60± acre unit.

**DOWN PAYMENT:** 10% down payment on the day of auction. 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 PRICE:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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.

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

**POSSESSION:** **Tract 1** possession shall be at closing subject to removal of the 2022 crop. **Tract 2** possession shall be at closing. **Immediate Possession is available on Tract 3 for**

**hunting purposes.**

**REAL ESTATE TAXES:** Seller shall pay 2022 real estate taxes due and payable in 2023. Buyer shall assume any taxes 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 has 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 acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

**SURVEY:** Any need for a new survey shall be determined solely by the Seller.

**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.**



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**For Information Call Auction Managers:**  
Dean Rummel, 260-343-8511 & Daniel Days, 260-233-1401



# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, NOVEMBER 17, 2022**

**60± ACRES – NOBLE 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Thursday, November 10, 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**  
**60± Acres • Noble County, Indiana**  
**Thursday, November 17, 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 Thursday, November 17, 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](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

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

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

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8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, November 10, 2022**. Send your deposit and return this form via fax or email to: **260-244-4431 or [auctions@schraderauction.com](mailto: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:**

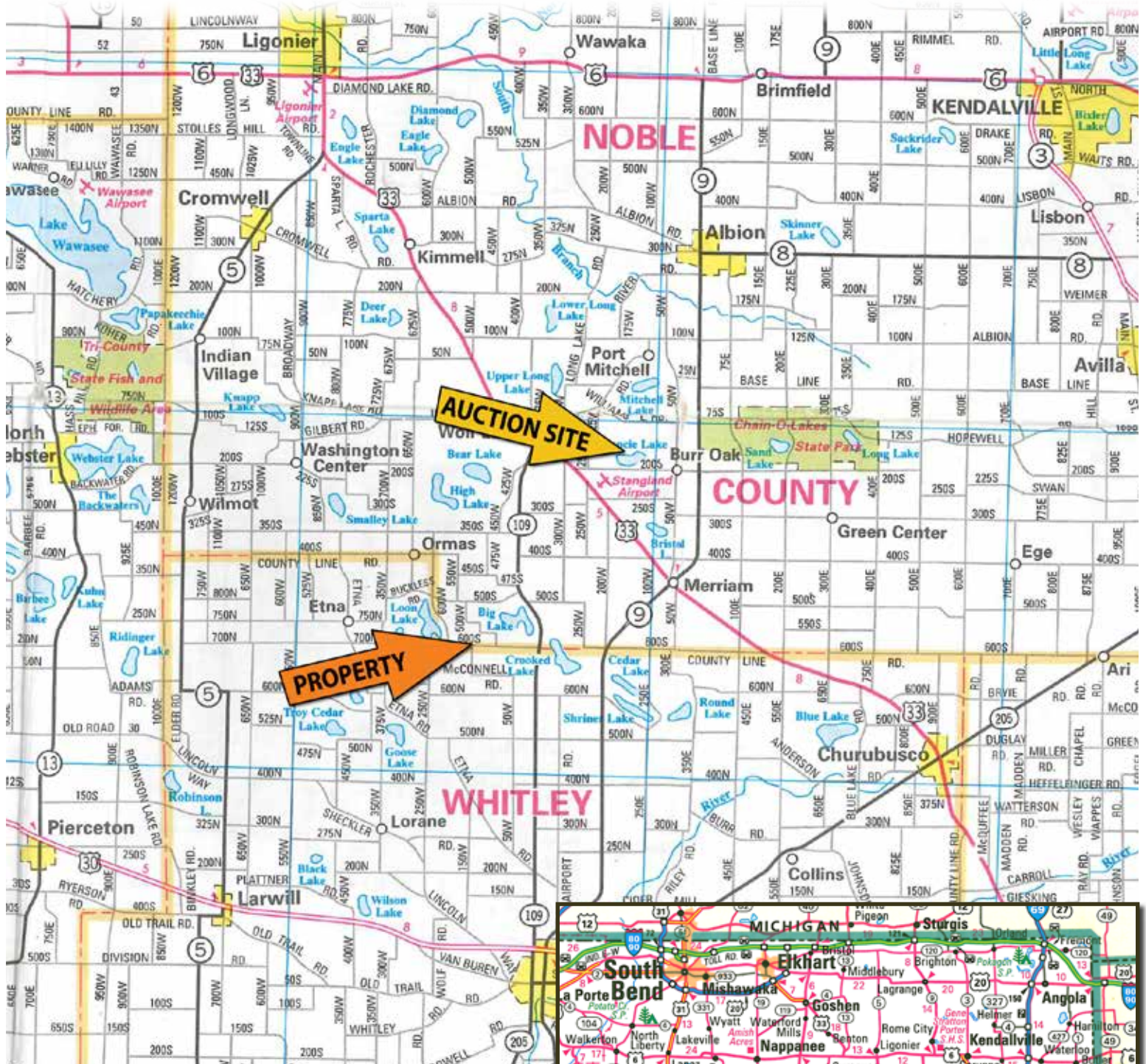
E-mail address of registered bidder: \_\_\_\_\_

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](mailto:kevin@schraderauction.com) or call Kevin Jordan at 260-244-7606.



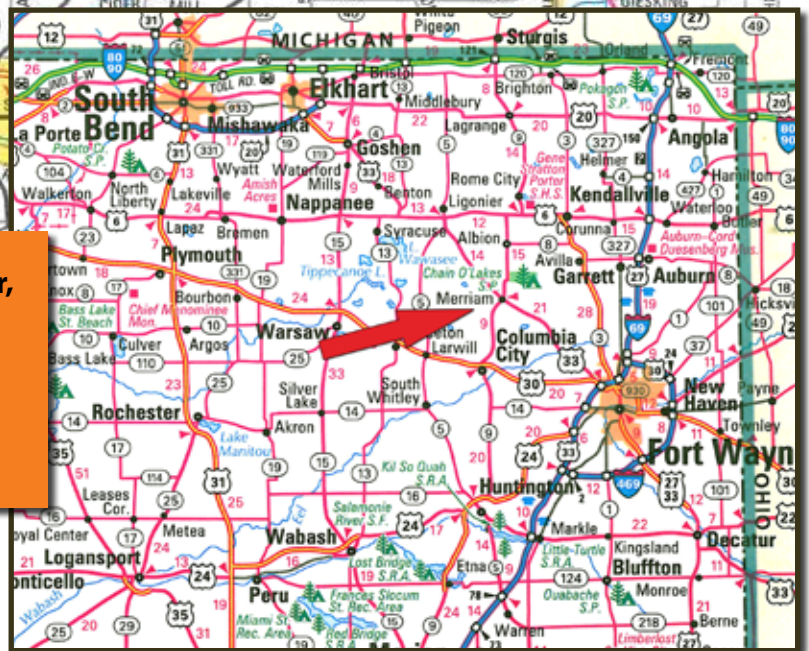
# **LOCATION & AERIAL TRACT MAP**

# LOCATION MAP



**AUCTION LOCATION:** Lutherhaven Event Center,  
1596 S 150 W Albion, IN 46701

**DIRECTIONS TO PROPERTY:** From SR 109, head  
west on W 600 S (also W 700 N) across from the old  
Crooked Lake Golf Course. Continue for a mile and  
the property will be on your right.





# AERIAL MAP



## TRACT DESCRIPTIONS:

**TRACT 1: 37± ACRES** of productive tillable farmland. Has blacktop road access from the north and south and could potentially be a good scenic build site. There is a well and septic system on the southeast corner of the property along with a small structure.

**TRACT 2: 3± ACRES** with an 1,800 sq. ft. 4 bed, 1 bath farmhouse. House is tucked up on a hill surrounded by mature trees and woods around the north and eastern borders of this tract. A beautiful country setting!

**TRACT 3: 20± ACRES** of woods and wetlands. Plentiful with many deer and turkey activity. Would make an excellent hunting property. Check out the trail cam photos taken fall of 2022!!

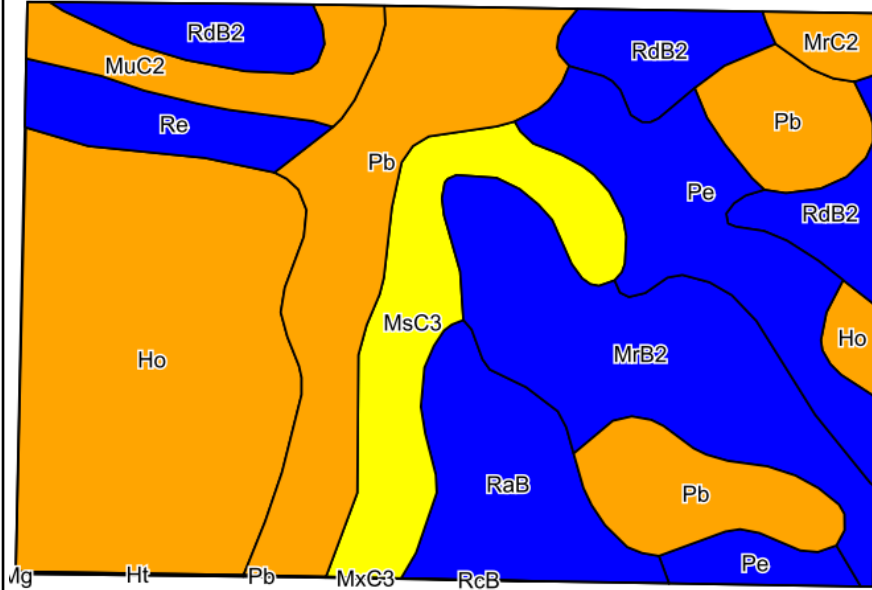




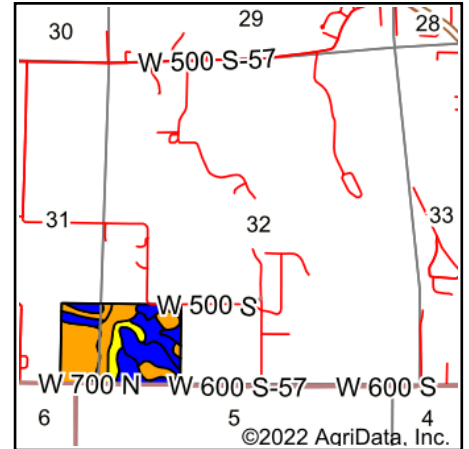
# **SOIL INFORMATION**



# SOIL MAP



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State: **Indiana**  
 County: **Noble**  
 Location: **32-33N-9E**  
 Township: **Noble**  
 Acres: **59.13**  
 Date: **5/31/2022**

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

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



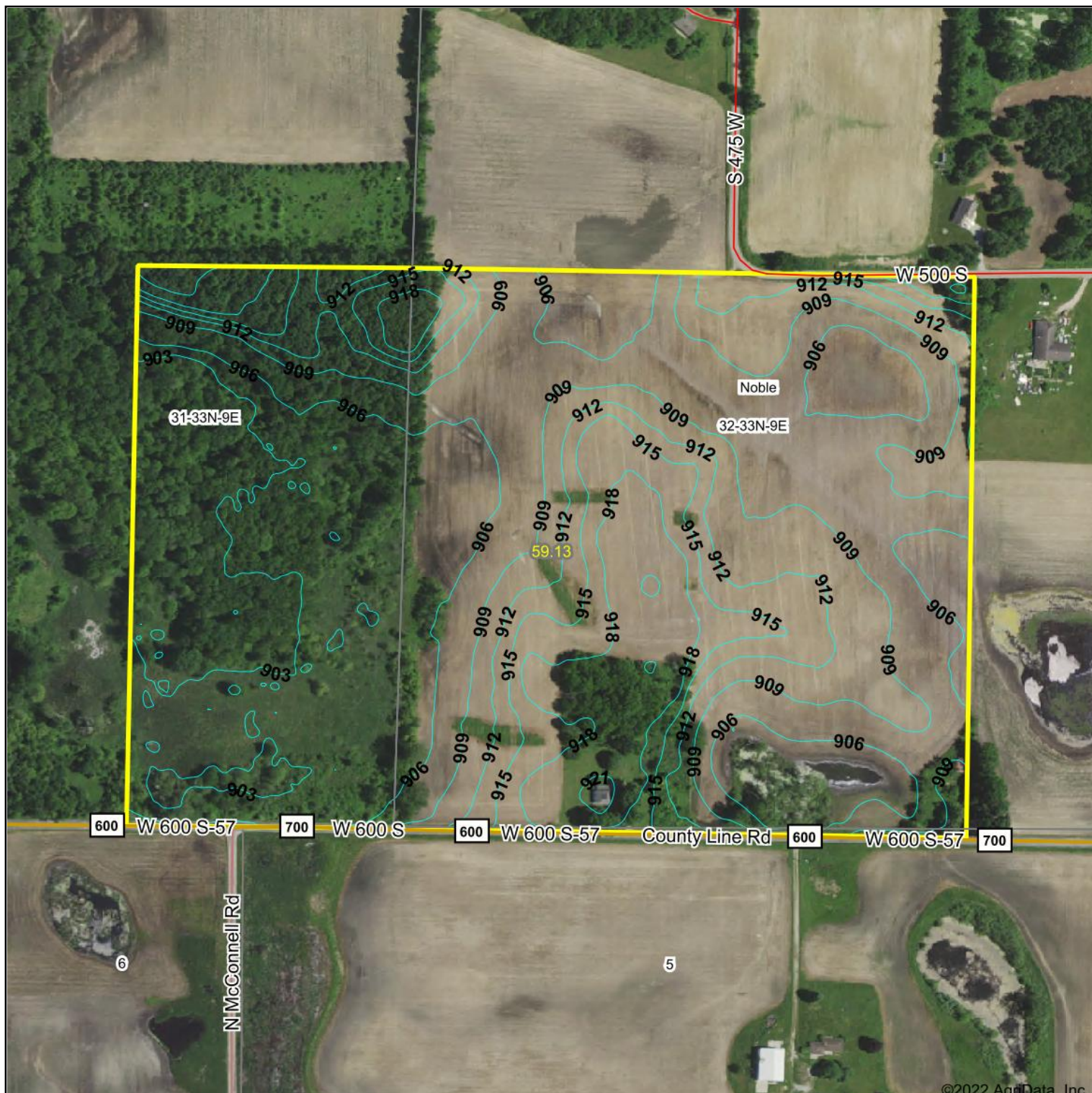
Soils data provided by USDA and NRCS.

Area Symbol: IN113, Soil Area Version: 27  
 Area Symbol: IN183, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
Ho	Houghton muck, drained	14.15	23.9%		Illw	159		5			11	42	64
Pb	Palms muck, drained	12.09	20.4%		Illw	158		5			11	43	63
MrB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	7.36	12.4%		Ile	128	1	4	8	5		44	57
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	6.07	10.3%		Ilw	157		5	11			47	64
MsC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	5.14	8.7%		IVe	105	15	4	7			37	47
RdB2	Rawson, Morley, and Miami loams, 2 to 6 percent slopes, eroded	4.80	8.1%		Ile	124	17	4			8	44	56
RaB	Rawson sandy loam, 2 to 6 percent slopes	4.34	7.3%		Ile	138	19	5			10	48	62
MuC2	Morley, Miami, and Rawson loams, 6 to 12 percent slopes, eroded	2.35	4.0%		Illle	126	17	4			9	44	57
Re	Rensselaer loam, 0 to 1 percent slopes	2.07	3.5%		Ilw	167		6			11	49	68
MrC2	Morley silt loam, 6 to 12 percent slopes, eroded	0.76	1.3%		Illle	118	16	4	8			41	53
Weighted Average					2.67	144.1	5.1	4.7	2.8	0.6	7	43.4	60.4

Soils data provided by USDA and NRCS.

# TOPO CONTOURS MAP



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 901.2

Max: 923.6

Range: 22.4

Average: 908.7

Standard Deviation: 5.28 ft

0ft 365ft 729ft



5/31/2022

32-33N-9E  
Noble County  
Indiana

Map Center: 41° 16' 3.67, -85° 31' 1.4



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www.AgriDataInc.com







# **FSA INFORMATION**

# FSA INFORMATION





# FSA INFORMATION

INDIANA

NOBLE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 452

Prepared : 10/11/22 8:35 AM CST

Crop Year : 2023

Operator Name : [REDACTED]  
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
59.75	43.90	43.90	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	43.90	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	17.30	0.00	150	
Soybeans	18.00	0.00	40	0
<b>TOTAL</b>	<b>35.30</b>	<b>0.00</b>		

### NOTES

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Tract Number : 940

Description : SEC 31 & 32, NOBLE TWP.

FSA Physical Location : INDIANA/NOBLE

ANSI Physical Location : INDIANA/NOBLE

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : CONNIE S COLLIER, DEBRA J BARCLAY, DIANE R WIGENT

Other Producers : None

Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
59.75	43.90	43.90	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	43.90	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	17.30	0.00	150

# FSA INFORMATION

NOBLE

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

Prepared : 10/11/22 8:35 AM CST

Crop Year : 2023

Tract 940 Continued ...

Soybeans	18.00	0.00	40
<b>TOTAL</b>	<b>35.30</b>	<b>0.00</b>	

### 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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# **TAX INFORMATION**

# TAX INFORMATION - TRACTS 1 & 2

Beacon - Noble County, IN - Report: 57-19-32-300-005.000-009

10/12/22, 8:40 AM



## Summary (Auditor)

Parcel ID 57-19-32-300-005.000-009  
Bill ID 019-100741-00  
Reference # 571931200002000009  
Property Address 5536 W 600 S 57  
Columbia City, IN, 46725  
Brief Legal Description Sw1/4 Sw1/4 Sec 32 40a  
(Note: Not to be used on legal documents)  
Class AGRICULTURAL - CASH GRAIN/GENERAL FARM  
Tax District 57009 Noble Twp  
Tax Rate Code 19065 - Adv Tax Rate  
Property Type 65 - Agricultural  
Mortgage Co N/A  
Last Change Date



## Tax Rate

1.3082

## Ownership (Auditor)

Deeded Owner  
[Collier Connie S & Wigent Diane R & Barclay Debra J](#)  
Connie Cillier  
5338 E Wolf Rd-57  
Columbia City, IN 46725

## Taxing District (Assessor)

County: Noble  
Township: NOBLE TOWNSHIP  
State District 57009 NOBLE TOWNSHIP  
Local District: 57019  
School Corp: CENTRAL NOBLE COMMUNITY  
Neighborhood: 0950100 Noble Twp Base Area

## Site Description (Assessor)

Topography: Rolling  
Public Utilities: Electricity  
Street or Road: Paved  
Area Quality: Static  
Parcel Acreage: 40

## Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
4/13/2022	COLLIER CONNIE S, WIGENT DIANE R & BARCLAY DEBRA J	220400265		\$0.00
1/14/2016	COLLIER CONNIE S ET AL	160100240		\$0.00
10/18/1995	HULL PHYLLIS I			\$0.00

Contact the Auditor's Office for correct transfer dates.

## Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
4/13/2022	Collier Connie S & Wigent Diane R & Barclay Debra J t/i/c ** Life Estate Hull Phyllis I **	Affidavit Of Survivorship			
1/14/2016	Hull Phyllis I	Quit Claim Deed			160100240
10/18/1995	Hull Donald R (qc Deed Dec)		951	0426	

Contact the Auditor's Office for correct transfer dates.

## Valuation

Assessment Year	2022	2021	2020	2019	2018
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# TAX INFORMATION - TRACTS 1 & 2

Beacon - Noble County, IN - Report: 57-19-32-300-005.000-009

10/12/22, 8:40 AM

Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/15/2022	4/14/2021	4/9/2020	4/12/2019	4/25/2018
Land	\$81,500	\$72,000	\$64,800	\$74,100	\$74,700
Land Res (1)	\$31,500	\$28,900	\$22,000	\$22,000	\$21,000
Land Non Res (2)	\$50,000	\$43,100	\$42,800	\$52,100	\$53,700
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$127,900	\$107,200	\$95,300	\$81,900	\$78,200
Imp Res (1)	\$125,500	\$105,300	\$93,400	\$80,000	\$76,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$2,400	\$1,900	\$1,900	\$1,900	\$1,900
<b>Total</b>	<b>\$209,400</b>	<b>\$179,200</b>	<b>\$160,100</b>	<b>\$156,000</b>	<b>\$152,900</b>
<b>Total Res (1)</b>	<b>\$157,000</b>	<b>\$134,200</b>	<b>\$115,400</b>	<b>\$102,000</b>	<b>\$97,300</b>
<b>Total Non Res (2)</b>	<b>\$50,000</b>	<b>\$43,100</b>	<b>\$42,800</b>	<b>\$52,100</b>	<b>\$53,700</b>
<b>Total Non Res (3)</b>	<b>\$2,400</b>	<b>\$1,900</b>	<b>\$1,900</b>	<b>\$1,900</b>	<b>\$1,900</b>

## Exemptions

Type	Description	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Over 65	Over 65 Credit	\$14,000.00	\$14,000.00	\$12,480.00	\$12,480.00	\$12,480.00
Homestead	STD_EX	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	Supplement STD	\$31,220.00	\$24,640.00	\$19,950.00	\$18,305.00	\$15,820.00

## Homestead Allocations

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Land	\$72,000.00	\$64,800.00	\$74,100.00	\$74,700.00	\$78,800.00
Res Land	\$28,900.00	\$22,000.00	\$22,000.00	\$21,000.00	\$17,000.00
Improve	\$107,200.00	\$95,300.00	\$81,900.00	\$78,200.00	\$75,100.00
Res Improve	\$105,300.00	\$93,400.00	\$80,000.00	\$76,300.00	\$73,200.00

## Tax History

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$516.28	\$511.35	\$519.44	\$540.22	\$570.87
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$516.28	\$511.35	\$519.44	\$540.22	\$570.87
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$40.00	\$0.00	\$40.00
			Big Lake - \$40.00		Big Lake - \$40.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Charges</b>	<b>\$1,032.56</b>	<b>\$1,022.70</b>	<b>\$1,078.88</b>	<b>\$1,080.44</b>	<b>\$1,181.74</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$516.28)	(\$1,022.70)	(\$1,078.88)	(\$1,080.44)	(\$1,181.74)
<b>= Total Due</b>	<b>\$516.28</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



# TAX INFORMATION - TRACTS 1 & 2

Beacon - Noble County, IN - Report: 57-19-32-300-005.000-009

10/12/22, 8:40 AM

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

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

## Property Tax Bill Payment

Visit Noble County Treasurer's Office

## Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2021 Pay 2022	1957826	4/29/2022	b5 4/29/22 w/envel	\$516.28
2020 Pay 2021	1936516	11/9/2021	11/9/21 B 5 W/E	\$511.35
2020 Pay 2021	1894265	4/26/2021	4/23/21 B 17 W/E	\$511.35
2019 Pay 2020	1871421	10/28/2020	LB 10/28/20 B 3 W/E	\$539.44
2019 Pay 2020	1837853	4/23/2020	LB 4/22/20 B 11 W/E	\$539.44
2018 Pay 2019	1823521	11/8/2019	LB 11/7/19 B 13 W/E	\$540.22
2018 Pay 2019	1788591	4/25/2019	LB 4/24/19 B19 W/E	\$540.22
2017 Pay 2018	1766066	11/1/2018	LB 11/1/18 B1 W/E	\$590.87
2017 Pay 2018	1731614	4/24/2018	LB 4/23/18 B6 W/E	\$590.87
2016 Pay 2017	1708045	11/1/2017	lb 11/1/17 b1 w/e	\$596.51
2016 Pay 2017	1686479	5/5/2017	lb 5/5/17 b 12 w/e	\$596.51
2015 Pay 2016	1653173	11/2/2016	lb 11/2/16 b1 w/e	\$1,140.32
2015 Pay 2016	1620196	4/27/2016	2P 25 COLLIER CONNIE	\$1,140.32
2014 Pay 2015	1595804	11/2/2015	3185 Phyllis Hull	\$572.94
2014 Pay 2015	1560027	4/22/2015	lb 4/22/15 b 4 w/e	\$572.80
2014 Pay 2015	1554337	1/13/2015	#29928 \$10337.24	\$0.14
2013 Pay 2014	1551182	11/10/2014	lb11/10-14/14b9w/e	\$567.62
2013 Pay 2014	1525384	5/12/2014	lb5/12-14/14b4w/e	\$567.76

## Tax Estimator

[Link to DLGF Tax Estimator](#)

## Special Assessments

### Big Lake

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Spring Tax	\$0.00	\$0.00	\$20.00	\$0.00	\$20.00	\$20.00
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$0.00	\$0.00	\$20.00	\$0.00	\$20.00	\$20.00
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

## Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9ag		0	0	1	\$31,500.00	\$31,500.00	\$31,500.00	\$0.00	\$31,500.00
FARM BUILDINGS		0	0	.468	\$1,500.00	\$1,500.00	\$702.00	(\$40.00)	\$420.00
PUBLIC ROAD/ROW		0	0	.859	\$1,500.00	\$1,500.00	\$1,288.50	(\$100.00)	\$0.00
TILLABLE LAND	HO	0	0	.554	\$1,500.00	\$1,665.00	\$922.41	\$0.00	\$920.00
NONTILLABLE LAND	MRB2	0	0	.107	\$1,500.00	\$1,155.00	\$123.59	(\$60.00)	\$50.00
TILLABLE LAND	MRB2	0	0	6.968	\$1,500.00	\$1,155.00	\$8,048.04	\$0.00	\$8,050.00
TILLABLE LAND	MRC2	0	0	.681	\$1,500.00	\$1,020.00	\$694.62	\$0.00	\$690.00
TILLABLE LAND	MSC3	0	0	5.081	\$1,500.00	\$900.00	\$4,572.90	\$0.00	\$4,570.00
TILLABLE LAND	MUC2	0	0	.759	\$1,500.00	\$1,020.00	\$774.18	\$0.00	\$770.00
WOODLAND	MUC2	0	0	.033	\$1,500.00	\$1,020.00	\$33.66	(\$80.00)	\$10.00
TILLABLE LAND	PB	0	0	10.542	\$1,500.00	\$1,665.00	\$17,552.43	\$0.00	\$17,550.00

# TAX INFORMATION - TRACTS 1 & 2

Beacon - Noble County, IN - Report: 57-19-32-300-005.000-009

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NONTILLABLE LAND	PB	0	0	.776	\$1,500.00	\$1,665.00	\$1,292.04	(\$60.00)	\$520.00
NONTILLABLE LAND	PE	0	0	.364	\$1,500.00	\$1,665.00	\$606.06	(\$60.00)	\$240.00
TILLABLE LAND	PE	0	0	5.445	\$1,500.00	\$1,665.00	\$9,065.93	\$0.00	\$9,070.00
TILLABLE LAND	RAB	0	0	1.535	\$1,500.00	\$1,410.00	\$2,164.35	\$0.00	\$2,160.00
NONTILLABLE LAND	RAB	0	0	1.544	\$1,500.00	\$1,410.00	\$2,177.04	(\$60.00)	\$870.00
WOODLAND	RDB2	0	0	.046	\$1,500.00	\$1,275.00	\$58.65	(\$80.00)	\$10.00
TILLABLE LAND	RDB2	0	0	3.194	\$1,500.00	\$1,275.00	\$4,072.35	\$0.00	\$4,070.00
TILLABLE LAND	RE	0	0	.044	\$1,500.00	\$1,920.00	\$84.48	\$0.00	\$80.00

## 2019 Pay 2020 Tax Statements (Treasurer)

[57-19-32-300-005.000-009 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

## 2020 Pay 2021 Tax Statements (Treasurer)

[57-19-32-300-005.000-009 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

## 2021 Pay 2022 Tax Statements (Treasurer)

[57-19-32-300-005.000-009 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

## Residential

Description	SINGLE-FAMILY RESIDENCE
Story Height	2
Style	
Finished Area	1800
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	1800
Bedrooms	4
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	10
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	900	900
2	Wood Frame	900	900
B		450	0
C		450	0

Features	Area
Patio, Concrete	108
Porch, Enclosed Frame	168
Porch, Open Frame	120

## Improvements

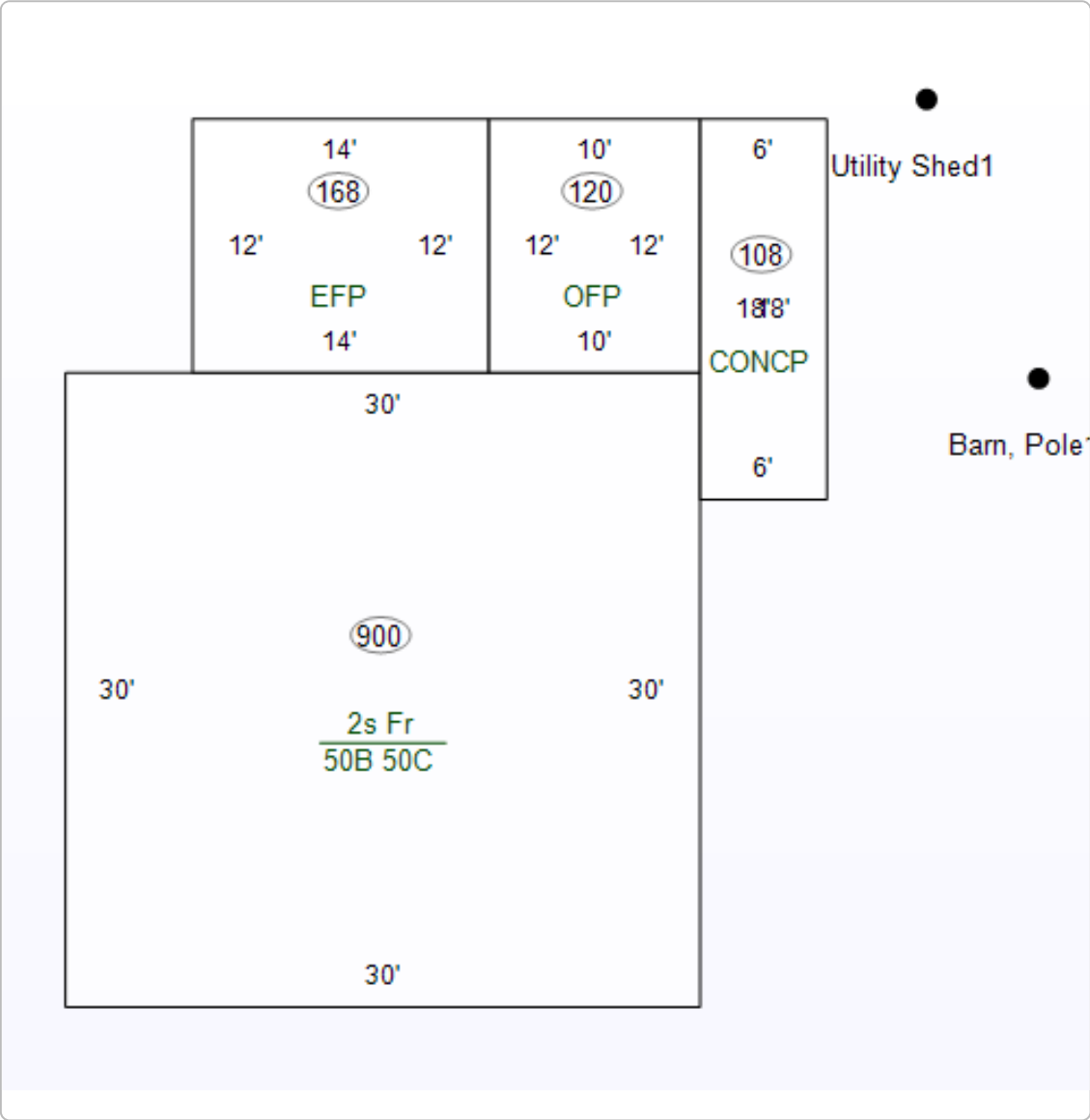
Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
SINGLE-FAMILY RESIDENCE	100	C-1	1927	1954	A	0.95	1800	1.55	0
Utility Shed1	100	D	1950	1950	P	0.95	64	1.55	0
Barn, Pole1	100	C-1	1970	1970	F	0.95	640	1.55	0

## Sketches

# TAX INFORMATION - TRACTS 1 & 2

Beacon - Noble County, IN - Report: 57-19-32-300-005.000-009

10/12/22, 8:40 AM



Sketches Last Updated May 2022.

**2022 Property Record Cards**

[57-19-32-300-005.000-009 \(PDF\)](#)

**2021 Property Record Cards**

[57-19-32-300-005.000-009 \(PDF\)](#)

**2020 Property Record Cards**

[57-19-32-300-005.000-009 \(PDF\)](#)

# TAX INFORMATION - TRACTS 1 & 2

Beacon - Noble County, IN - Report: 57-19-32-300-005.000-009

10/12/22, 8:40 AM

## Map



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# TAX INFORMATION - TRACT 3

Beacon - Noble County, IN - Report: 57-19-31-200-002.000-009

10/12/22, 8:41 AM



## Summary (Auditor)

Parcel ID 57-19-31-200-002.000-009  
Bill ID 019-100741-50  
Reference #  
Property Address W 600 S 57  
Columbia City, IN, 46725  
Brief Legal Description E1/2 Se1/4 Sec 31 20a  
(Note: Not to be used on legal documents)  
Class AGRICULTURAL - VACANT LAND  
Tax District 57009 Noble Twp  
Tax Rate Code 19065 - Adv Tax Rate  
Property Type 65 - Agricultural  
Mortgage Co N/A  
Last Change Date

## Tax Rate

1.3082

## Ownership (Auditor)

Deeded Owner  
[Collier Connie S & Wigent Diane R & Barclay Debra J](#)  
5338 W Wolf Rd-57  
Columbia City, IN 46725

## Taxing District (Assessor)

County: Noble  
Township: NOBLE TOWNSHIP  
State District 57009 NOBLE TOWNSHIP  
Local District: 57019  
School Corp: CENTRAL NOBLE COMMUNITY  
Neighborhood: 0950100 Noble Twp Base Area

## Site Description (Assessor)

Topography:  
Public Utilities:  
Street or Road:  
Area Quality: Static  
Parcel Acreage: 20

## Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
4/13/2022	COLLIER CONNIE S, WIGENT DIANE R & BARCLAY DEBRA J	220400265		\$0.00
1/14/2016	COLLIER CONNIE S ET AL	160100240		\$0.00
4/18/2002	HULL PHYLLIS I			\$0.00

Contact the Auditor's Office for correct transfer dates.

## Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
4/13/2022	Collier Connie S & Wigent Diane R & Barclay Debra J t/i/c ** Life Estate Hull Phyllis I **	Affidavit Of Survivorship			
1/14/2016	Hull Phyllis I	Quit Claim Deed			160100240
1/1/1900					

Contact the Auditor's Office for correct transfer dates.

## Valuation

Assessment Year	2022	2021	2020	2019	2018
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/15/2022	4/14/2021	4/9/2020	4/12/2019	4/25/2018
Land	\$8,600	\$7,400	\$7,300	\$9,000	\$9,200



# TAX INFORMATION - TRACT 3

Beacon - Noble County, IN - Report: 57-19-31-200-002.000-009

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Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$8,600	\$7,400	\$7,300	\$9,000	\$9,200
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
<b>Total</b>	<b>\$8,600</b>	<b>\$7,400</b>	<b>\$7,300</b>	<b>\$9,000</b>	<b>\$9,200</b>
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$8,600	\$7,400	\$7,300	\$9,000	\$9,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

## Homestead Allocations

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Land	\$7,400.00	\$7,300.00	\$9,000.00	\$9,200.00	\$10,600.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

## Tax History

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$48.40	\$55.66	\$65.76	\$68.40	\$78.46
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$48.40	\$55.66	\$65.76	\$68.40	\$78.46
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$20.00	\$0.00	\$20.00
			Big Lake - \$20.00		Big Lake - \$20.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$96.80	\$111.32	\$151.52	\$136.80	\$176.92
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$48.40)	(\$111.32)	(\$151.52)	(\$136.80)	(\$176.92)
= Total Due	\$48.40	\$0.00	\$0.00	\$0.00	\$0.00

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

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

## Property Tax Bill Payment

Visit Noble County Treasurer's Office

## Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2021 Pay 2022	1957827	4/29/2022	b5 4/29/22 w/envel	\$48.40

# TAX INFORMATION - TRACT 3

Beacon - Noble County, IN - Report: 57-19-31-200-002.000-009

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2020 Pay 2021	1936517	11/9/2021	11/9/21 B 5 W/E	\$55.66
2020 Pay 2021	1894266	4/26/2021	4/23/21 B 17 W/E	\$55.66
2019 Pay 2020	1871422	10/28/2020	LB 10/28/20 B 3 W/E	\$75.76
2019 Pay 2020	1837854	4/23/2020	LB 4/22/20 B 11 W/E	\$75.76
2018 Pay 2019	1823522	11/8/2019	LB 11/7/19 B 13 W/E	\$68.40
2018 Pay 2019	1788590	4/25/2019	LB 4/24/19 B19 W/E	\$68.40
2017 Pay 2018	1766067	11/1/2018	LB 11/1/18 B1 W/E	\$88.46
2017 Pay 2018	1731615	4/24/2018	LB 4/23/18 B6 W/E	\$88.46
2016 Pay 2017	1708046	11/1/2017	lb 11/1/17 b1 w/e	\$91.06
2016 Pay 2017	1686478	5/5/2017	lb 5/5/17 b 12 w/e	\$91.06
2015 Pay 2016	1653172	11/2/2016	lb 11/2/16 b1 w/e	\$94.24
2015 Pay 2016	1620197	4/27/2016	2P 25 COLLIER CONNIE	\$94.24
2014 Pay 2015	1595803	11/2/2015	3185 Phyllis Hull	\$87.88
2014 Pay 2015	1560028	4/22/2015	lb 4/22/15 b 4 w/e	\$87.88
2013 Pay 2014	1551183	11/10/2014	lb11/10-14/14b9w/e	\$77.48
2013 Pay 2014	1525385	5/12/2014	lb5/12-14/14b4w/e	\$77.48

## Tax Estimator

[Link to DLGF Tax Estimator](#)

## Special Assessments

### Big Lake

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Spring Tax	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00	\$10.00
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00	\$10.00
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

## Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
PUBLIC ROAD/ROW		0	0	.23	\$1,500.00	\$1,500.00	\$345.00	(\$100.00)	\$0.00
NONTILLABLE LAND	HO	0	0	6.1	\$1,500.00	\$1,665.00	\$10,156.50	(\$60.00)	\$4,060.00
WOODLAND	HO	0	0	7.613	\$1,500.00	\$1,665.00	\$12,675.65	(\$80.00)	\$2,540.00
WOODLAND	MUC2	0	0	1.608	\$1,500.00	\$1,020.00	\$1,640.16	(\$80.00)	\$330.00
WOODLAND	PB	0	0	.138	\$1,500.00	\$1,665.00	\$229.77	(\$80.00)	\$50.00
NONTILLABLE LAND	PB	0	0	.618	\$1,500.00	\$1,665.00	\$1,028.97	(\$60.00)	\$410.00
WOODLAND	RDB2	0	0	1.584	\$1,500.00	\$1,275.00	\$2,019.60	(\$80.00)	\$400.00
WOODLAND	RE	0	0	2.109	\$1,500.00	\$1,920.00	\$4,049.28	(\$80.00)	\$810.00

## 2019 Pay 2020 Tax Statements (Treasurer)

[57-19-31-200-002.000-009 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

## 2020 Pay 2021 Tax Statements (Treasurer)

[57-19-31-200-002.000-009 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

## 2021 Pay 2022 Tax Statements (Treasurer)

[57-19-31-200-002.000-009 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

## 2022 Property Record Cards

[57-19-31-200-002.000-009 \(PDF\)](#)

# TAX INFORMATION - TRACT 3

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## 2021 Property Record Cards

[57-19-31-200-002.000-009 \(PDF\)](#)

## 2020 Property Record Cards

[57-19-31-200-002.000-009 \(PDF\)](#)

## Map



No data available for the following modules: Sales, Exemptions, Residential, Commercial, Improvements, Sketches.

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Version 2.3.225







# **TITLE COMMITMENT**



# TITLE COMMITMENT



## COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND 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, Commonwealth Land 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 90 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### 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.

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ALTA Commitment for Title Insurance 8-1-16



# TITLE COMMITMENT



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; and
  - (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.
  - (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

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# TITLE COMMITMENT



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 to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance 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. You may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

Countersigned:

*Jamie McKenzie*

Jamie McKenzie  
Assurance Title Company, LLC  
102 E Main St.  
Albion, IN 46701

**COMMONWEALTH LAND TITLE INSURA**

By: *Michael J. Nolan*  
Michael J. Nolan  
President

ATTEST: *Marjorie Nemzura*  
Marjorie Nemzura  
Secretary

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



# TITLE COMMITMENT



**Transaction Identification Data for reference only:**

Issuing Agent: Assurance Title Company, LLC  
Issuing Office: 102 E Main St., Albion, IN 46701  
ALTA® Universal ID: 1125584  
Loan ID Number:  
Issuing Office File Number: 22-1116  
Commitment Number: 22-1116  
Revision Number:  
Property Address: 5536 W 600 S-57, Columbia City, IN 46725

## SCHEDULE A

1. Commitment Date: 09/26/2022 at 8:00 AM

2. Policy to be issued:

(a) 2006 ALTA® Owner's Policy

\$1.00

PROPOSED INSURED: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**

3. The estate or interest in the Land described or referred to in this Commitment is: fee simple.

4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:

Connie S. Collier, Diane R. Wigent, and Debra J. Barclay, as tenants in common

5. The Land is described as follows:

Property description set forth in "Exhibit A" attached hereto and made a part hereof.

## COMMONWEALTH LAND TITLE INSURANCE COMPANY

By: \_\_\_\_\_

*Jamie McKenzie*

Jamie McKenzie, License #: 3388018

**Authorized Signatory**

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# TITLE COMMITMENT



## SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. If Assurance Title Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.
6. Duly authorized and executed Deed from Connie S. Collier, Diane R. Wigent, and Debra J. Barclay, as tenants in common, to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below, to be executed and recorded at closing.
7. NOTE: Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditor's Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure. (1)
8. Vendors, (Sellers), Closing Affidavit to be furnished this office.
9. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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# TITLE COMMITMENT



## SCHEDULE B, PART II Exceptions

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

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

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance or other matter affecting the Land that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Taxes for 2021 payable 2022  
Parcel No. 019-100741-00  
Tax Unit of Noble  
State ID No. 57-19-32-300-005.000-009  
May 10 \$516.28 PAID  
November 10 \$516.28 NOT PAID  
Assessed Valuation: Land \$72,000 Improvements \$107,200  
Exemptions \$45,000-H/\$31,220-Supp/\$14,000-Over 65
8. Taxes for 2021 payable 2022  
Parcel No. 019-100741-50  
Tax Unit of Noble  
State ID No. 57-19-31-200-002.000-009  
May 10 \$48.40 PAID  
November 10 \$48.40 NOT PAID  
Assessed Valuation: Land \$7,400 Improvements \$0  
Exemptions \$0
9. Taxes for 2022 due and payable 2023, and subsequent taxes.

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# TITLE COMMITMENT



10. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
11. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
12. Right of way for drainage tiles, feeders and laterals, if any.
13. Rights of the public, State of Indiana, County of Noble and the municipality in and to that part of the premises taken or used for road purposes.
14. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.
15. Rights of tenants under unrecorded leases.
16. This commitment has been issued without a judgment search being made against the name insured.

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# TITLE COMMITMENT



## EXHIBIT A Property Description

Issuing Office File No.: 22-1116

The Southwest Quarter of the Southwest Quarter of Section Thirty Two (32) North of Range Nine (9) East. Also, the East half of the Southeast Quarter of the Southeast Quarter of Section Thirty One (31), Township Thirty Three (33) North of Range Nine (9) East, containing in all sixty (60) acres, more or less.

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# TITLE COMMITMENT



## CHAIN OF TITLE

The only conveyances affecting said land, constituting a twenty-four (24) month chain of title, are as follows:

1. Phyllis I. Hull to Connie S. Collier, Diane R. Wigent, and Debra J. Barclay, as tenants in common by deed dated 01/08/2016 and recorded on 01/14/2016 as Instrument Number 160100240 in the Official Records of the Noble County Recorder.

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





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