

5000 Elder Road, Larwill, Indiana

# TIMED ONLINE ONLY AUCTION

Larwill, Indiana  
Whitley County



# INFORMATION BOOKLET



**65±**  
acres  
Offered in 2 Tracts

- Income Producing Property w/ Great Return Potential
- Located in Rural Northern Whitley County, IN
- Multiple of Indiana's Finest Lakes Located w/in 15 mi. of the Campground
- 20± Acre Recreational Tract

**Auction Closes: Monday February 27 • 5pm**

800.451.2709  
[www.SchraderAuction.com](http://www.SchraderAuction.com)



## DISCLAIMER:

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

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

**Seller:** St. Nick LLC



**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 as an Online Only Auction in 2 tracts or as a whole, consisting of a total of 65± acres.

**DOWN PAYMENT:** 10% down payment will be required when registering for the online 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, & are capable of paying cash at closing. If you are not the successful bidder all earnest money will be returned to you within 3 business days via bank wire transfer.

**ACCEPTANCE OF BID PRICE:** The successful bidder will be required to enter into a Purchase Agreement immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

**CLOSING:** The targeted closing date will be approximately 30 days after the auction but no later than April 7th.

**POSSESSION:** Possession is at closing.

**CAMPING AGREEMENTS:** Buyer will be expected to assume all 2023 seasonal camping agreements that are in place prior to the time of closing.

In return buyer will receive the benefit of a portion of the 2023 camping income. For more specific details please contact the auction company.

**REAL ESTATE TAXES:** Buyer shall assume any ditch & drainage assessments due after closing. The seller will pay the 2022 taxes due in 2023 & the buyer will be responsible thereafter.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates has been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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 & proposed boundaries are approximate & have been estimated based on aerial photos.

**SURVEY:** Any need for a new survey shall be determined solely by the Seller. Survey costs will be shared 50:50 between the buyer & the seller.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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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# REGISTRATION FORMS

**Online Auction Bidder Registration**  
**65± Acres • Whitley County, Indiana**  
**Monday, February 27, 2023**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Monday, February 27, 2023 at 5:00 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, February 20, 2023**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

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

\_\_\_\_\_  
Date

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

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

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

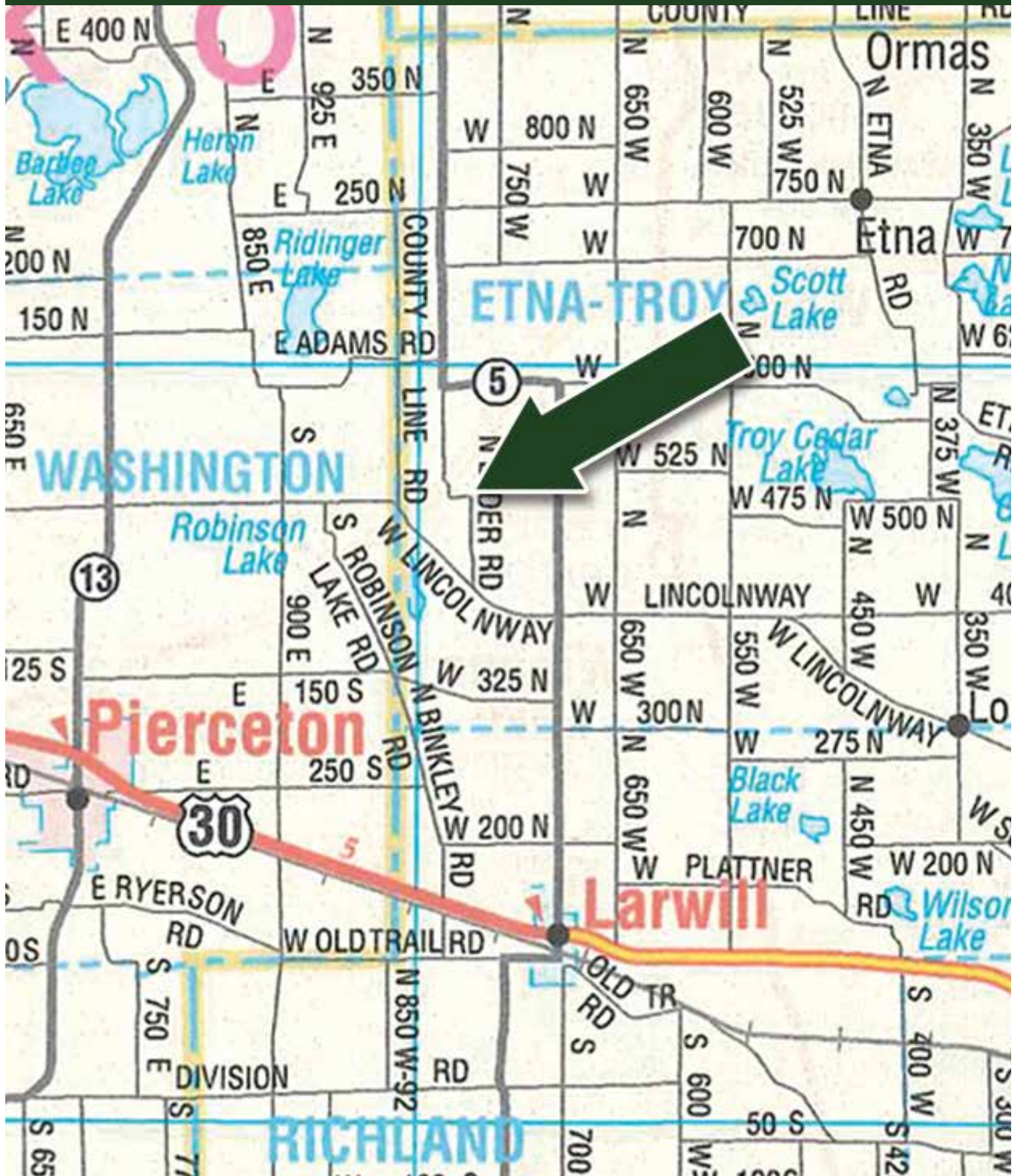
E-mail address of registered bidder: \_\_\_\_\_

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

# LOCATION & TRACT MAPS



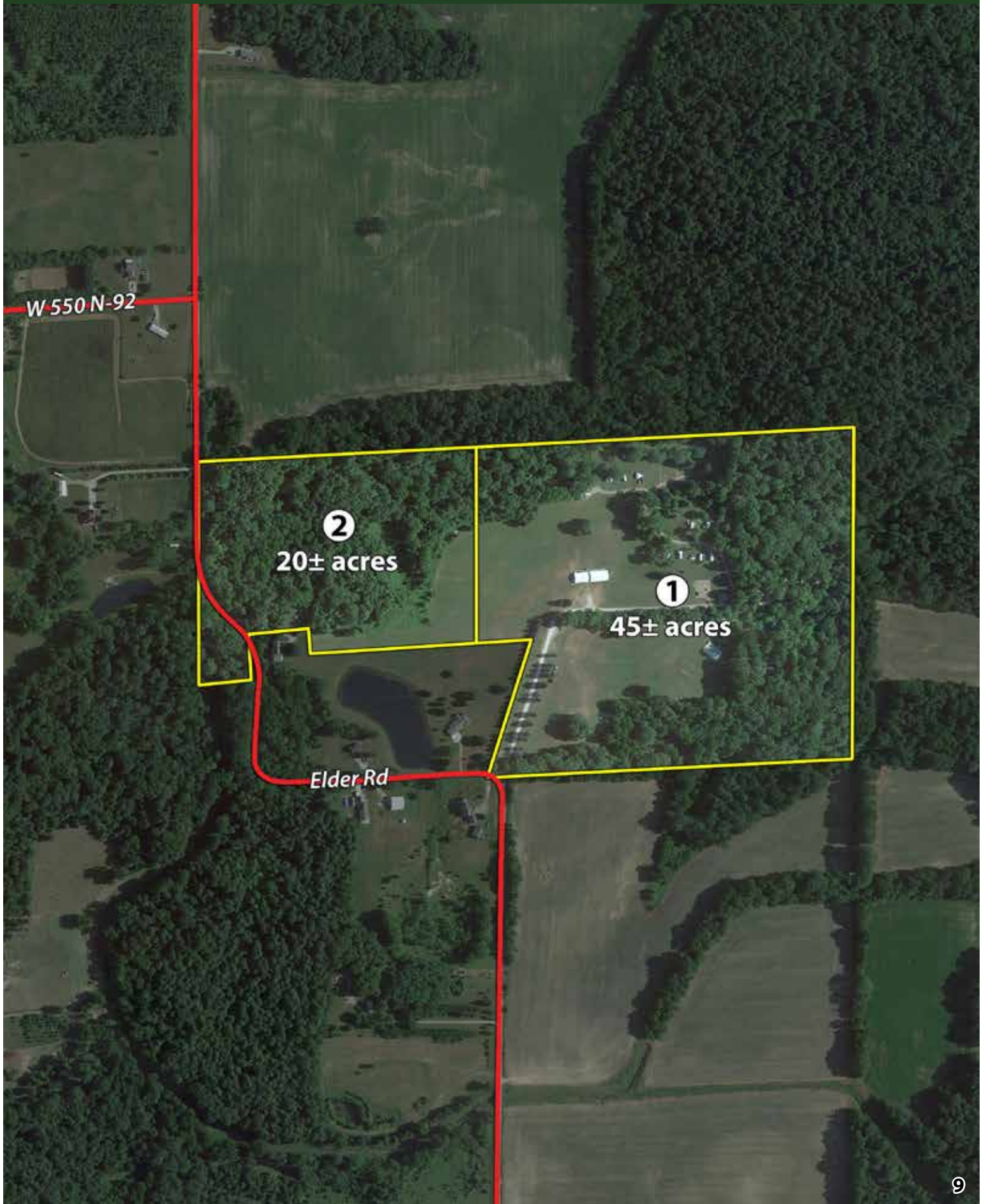
# LOCATION & TRACT MAPS



PROPERTY LOCATION: 5000 Elder Rd, Larwill, IN 46724 • From US 30 & SR 5 in Larwill, travel north on SR 5 for 2.8 miles to W Lincolnway Rd. Turn left on W Lincolnway Rd & travel .8 miles to N Elder Rd. Turn right, travel on Elder Rd for .8 miles & the Campground will be on the north side of the road.



# LOCATION & TRACT MAPS

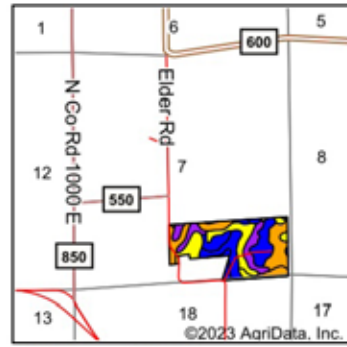
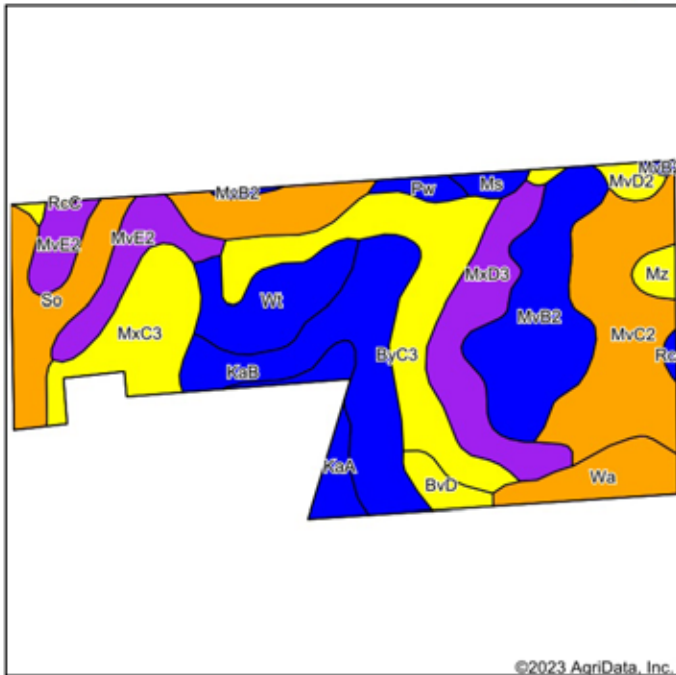




# MAPS



# SURETY SOILS MAP



State: **Indiana**  
 County: **Whitley**  
 Location: **7-32N-8E**  
 Township: **Etna-Troy**  
 Acres: **64.07**  
 Date: **1/17/2023**

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

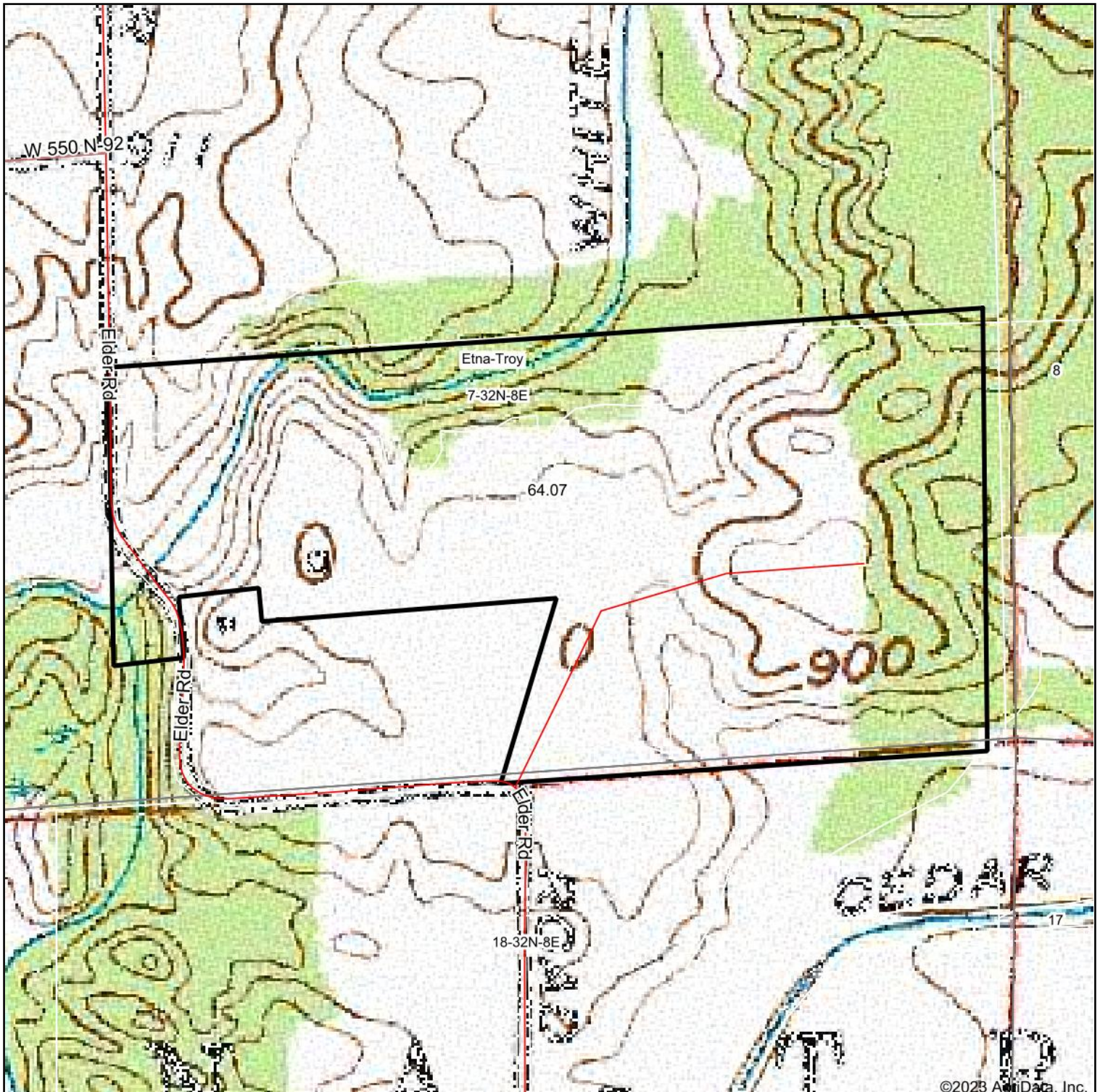


Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
MvC2	Morley loam, 6 to 12 percent slopes, eroded	8.50	13.3%		IIIe		115	18	4			8	40	52
ByC3	Boyer loam, 6 to 15 percent slopes, severely eroded	7.87	12.3%		IVe		90		3			6	32	45
KaB	Kalamazoo sandy loam, 2 to 6 percent slopes	7.83	11.9%		IIe		117	16	4			8	41	59
MvB2	Morley loam, 3 to 6 percent slopes, eroded	7.33	11.4%		IIe		119	17	4			8	42	53
So	Sloan loam, sandy substratum, frequently flooded	6.75	10.5%		IIIw		150	22					40	
MxD3	Morley clay loam, 12 to 18 percent slopes, severely eroded	5.32	8.3%		VIe		92	15	3	7			32	42
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	4.72	7.4%		IVe		105	15	4	7			37	47
MvE2	Morley loam, 20 to 30 percent slopes, eroded	4.12	6.4%		VIe		85		3			6	30	43
Wt	Whitaker loam	3.74	5.8%		IIw		154		5			10	50	69
Wa	Walkill silty clay loam	2.61	4.1%		IIIw		165	23	5			11	49	66
KaA	Kalamazoo sandy loam, 0 to 2 percent slopes	1.72	2.7%		IIIs		117	16	4			8	41	59
BvD	Boyer loamy sand, 12 to 18 percent slopes	0.98	1.5%		IVe	3	71	11	2		55	5	25	33
MvD2	Morley loam, 12 to 20 percent slopes, eroded	0.79	1.2%		IVe		100	15	3			7	35	45
Mz	Muskego muck, clay loam substratum, drained	0.65	1.0%		IVw		135	20	5			9	35	54
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	0.61	1.0%		IIw		157		5	11			47	64
Ms	Milford silty clay loam, 0 to 2 percent slopes	0.55	0.9%		IIw		154		5			11	43	62
RcA	Rawson sandy loam, 0 to 2 percent slopes	0.18	0.3%		IIIs		126	18	5			8	44	57
<b>Weighted Average</b>						<b>3.34</b>	<b>116.2</b>	<b>12.9</b>	<b>3.4</b>	<b>1.2</b>	<b>0.8</b>	<b>5.7</b>	<b>38.6</b>	<b>46.4</b>



# TOPOGRAPHY MAP



map center: 41° 14' 19.22, -85° 38' 20.27



**7-32N-8E**  
**Whitley County**  
**Indiana**



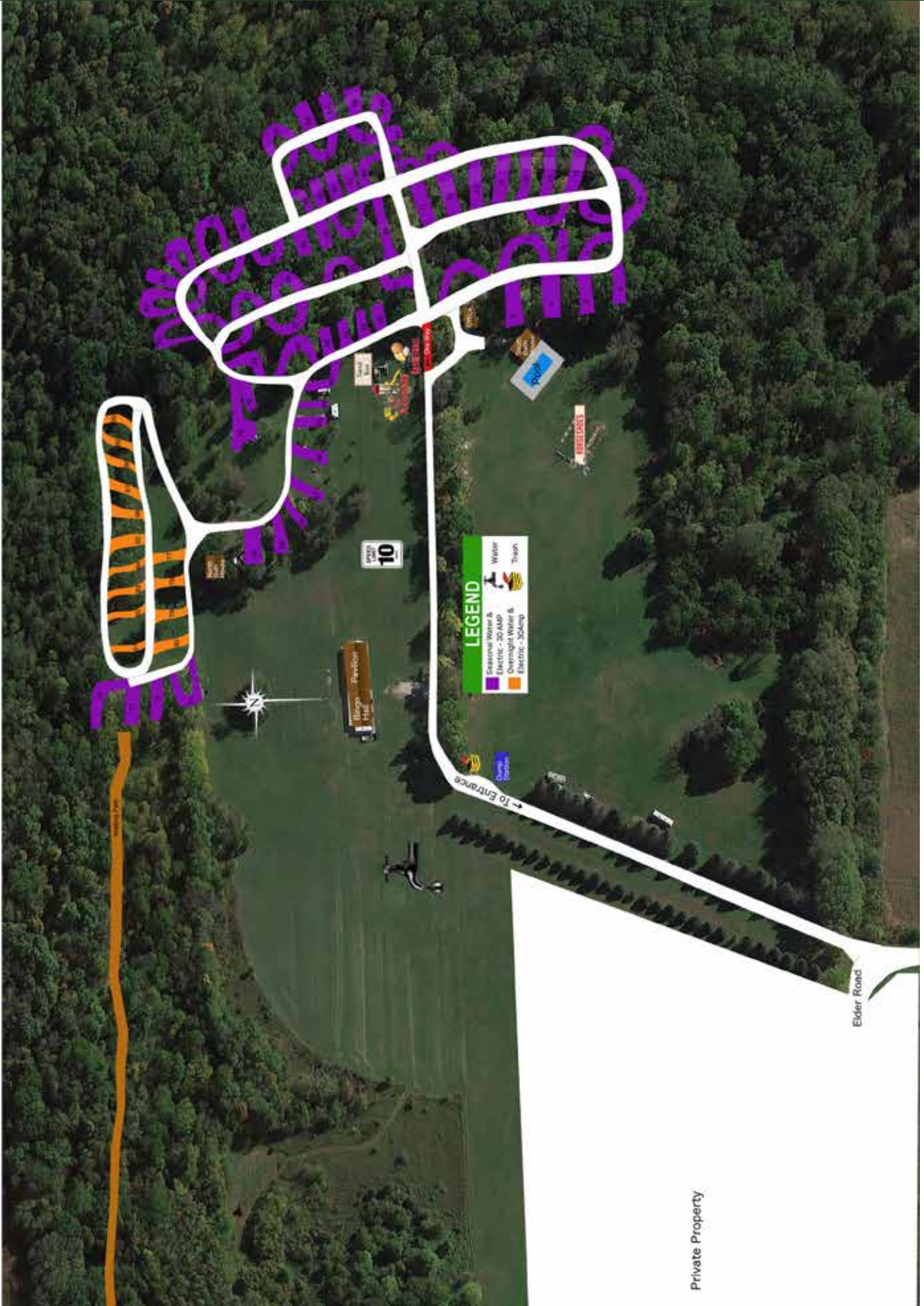
1/17/2023





# CAMPGROUND IMPROVEMENT MAP

# CAMPGROUND IMPROVEMENT MAP



# **CAMPGROUND OVERNIGHT MAP**



# CAMPGROUND OVERNIGHT MAP

## FOREST RIDGE FAMILY CAMPGROUND OVERNIGHT AREA DETAIL

SITES WITH 30 AMP, 20 AMP, WATER: **A1, A2, B, C, D1, D2, E1, E2, F1, F2, L1, L2, M1, M2, N1, N2, O1, O2, Q1, Q2**  
(20 TOTAL)

30 AMP AND 20 AMP, NO WATER: **K**

20 AMP AND WATER: **H, I, J, G, R, S**



The grey colored portion is paved, the other roads are grass

# PERSONAL PROPERTY LIST

# PERSONAL PROPERTY LIST

- Kubota BX1700 with mower deck
- Kubota BX2230 with mower deck
- (2) Kunz AcreEase H60B pull behind mower deck
- Kawasaki Mule 3000 ATV
- John Deere 60" mower
- (2) 14' Hay Wagon's
- 8' Single axle trailer
- Long Tractor model 200
- Kubota mower deck
- Weedeater push mower
- Tool shed consisting of: Fasteners, space heaters, jacks, lawnmower maintenance equipment, flame torch, hand tools, electric tools, lubricants and coolants, workbench and miscellaneous maintenance supplies
- Well House consisting of: pipes, winterization supplies, well maintenance supplies, electrical wires, cables, electrical supplies, plumbing fixtures and supplies, lighting supplies, Large Air compressor, acetylene torch, workbench.
- Outdoor Equipment shed consisting of: Gas cans, weed killers, fertilizers, garden implements, tree trimming implements, electric pole saw, generator, rakes
- Pull behind leaf catcher
- 100 Gallon Diesel tank
- 350 Gallon Gasoline storage tank
- 33 ton log splitter with electric start
- Approximately 75 picnic tables, wooden
- Approximately 6 plastic picnic tables
- Approximately 8 plastic folding tables and table track
- Approximately 60 metal chairs and chair rack
- Approximately 20 plastic chairs
- Outdoor Ice Freezer
- Bingo Cards, Bingo Laptop
- AV projector and 100" indoor/outdoor screen
- (2) Residential grills
- Arc welding machine and supplies
- 10' Step ladder
- Various Outdoor trash cans
- Farmall Super M Tractor
- Honda Ridgeline 2006 with 310 gallon container and waste pump
- Chevy Box Truck 1992
- Office building consisting of: 10 cu ft. chest freezer, Refrigerator, Front Desk w/ chair, Front desk laptop, Windows 7 (part of gate system), Bed, Desk, Microwave
- 5 gallon air compressor (black)
- Building Supplies in the building supply shed: roofing material, lumber, insulation, piping
- 10' long Metal roof panels
- Metal roof on frame, 10'x10'
- Approximately 500 pieces of split firewood



# **UPDATES TO PROPERTY SINCE 2018**

# UPDATES TO PROPERTY SINCE 2018

- Complete down-to-stud renovation of the Banquet Hall Bathrooms and Kitchen.
- Installed new Banquet Hall Foyer walls.
- Installed 30/50 AMP RV box on back of kitchen.
- Purchased/Installed six 12' wide double walled/insulated steel garage doors for Banquet Hall.
- Painted Banquet Hall steel roof.
- Purchased/Installed wooden shed near Banquet Hall.
- Installed backflow preventer on pool per new pool codes.
- Painted exterior pool house.
- Installed water softener on each building.
- Replaced sinks/sink plumbing in mens room North Bath House (ongoing).
- Purchased/Installed Parkingboxx Gate System.
- Purchased/installed Eash Sales portable log cabin office and had a new foundation poured for it.
- Laid 100 AMP plus water/sewer provisions and driveway to East of Office for future expansion.
- Laid 300' new gravel road in overnight area plus various road improvements and improved road drainage by adding culverts.
- Consolidated playground, installed pea gravel per insurance requirement, built new treated timber wood structure, removed old/unsafe existing play structures. Installed new Gaga Ball pit.
- Installed site markers on poles (camper silhouettes) to better identify seasonal site numbers on each seasonal site.

# TAX INFORMATION



# TAX INFORMATION

92-02-07-000-201.000-005

**General Information**

**Parcel Number**  
92-02-07-000-201.000-005  
**Local Parcel Number**  
030-021-00005700  
**Tax ID:**

**Routing Number**  
16

**Property Class 416**  
Commercial Camp Ground

**Year: 2022**

**Location Information**

**County**  
Whitley  
**Township**  
ETNA TROY TOWNSHIP  
**District 005 (Local 030)**  
ETNA TROY TOWNSHIP  
**School Corp 8665**  
WHITLEY COUNTY CONSOLIDAT  
**Neighborhood 924005-005**  
ETNA TROY COMMERCIAL  
**Section/Plat**  
7  
**Location Address (1)**  
5000 N Elder Rd  
Larwill, IN 46764

St. Nick LLC

**Ownership**

St. Nick LLC  
5000 N Elder Rd  
Larwill, IN 46764

**Legal**

S2 SE 65.07 A per survey



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	2019
2022	WIP	03/02/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$302,200	\$102,900	\$102,900	\$103,200	AA
						\$0	\$0	\$0	\$0	AA
						\$29,500	\$8,200	\$8,200	\$8,500	AA
						\$272,700	\$94,700	\$94,700	\$94,700	AA
						\$59,400	\$57,100	\$55,700	\$57,700	AA
						\$0	\$0	\$0	\$0	AA
						\$0	\$0	\$0	\$0	AA
						\$59,400	\$57,100	\$55,700	\$57,700	AA
						\$361,600	\$160,000	\$158,600	\$160,900	AA
						\$0	\$0	\$0	\$0	AA
						\$29,500	\$8,200	\$8,200	\$8,500	AA
						\$332,100	\$151,800	\$150,400	\$145,000	AA

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

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Adj. Rate	Rate	Ext. Value	Infli. %	Res Market Elig %	Factor	Value
9	A		0	1.0000	1.00	\$28,000	\$28,000	\$28,000	0%	0%	1.0000	\$28,000
11	A		0	2.0000	1.00	\$28,000	\$28,000	\$56,000	0%	0%	1.0000	\$56,000
11	A		0	22.546	1.00	\$28,000	\$28,000	\$631,288	-75%	0%	1.0000	\$157,820
13	A		0	29.4580	1.00	\$8,000	\$8,000	\$235,664	-75%	0%	1.0000	\$58,920
72	A	W	0	3.1300	0.50	\$1,500	\$750	\$2,348	-40%	0%	1.0000	\$1,410
81	A	BMA	0	6.1510	0.89	\$1,335	\$1,335	\$8,212	-100%	0%	1.0000	\$0
82	A	BMA	0	0.7850	0.89	\$1,500	\$1,335	\$1,048	-100%	0%	1.0000	\$0

**Characteristics**

**Topography** Flood Hazard   
Level   
**Public Utilities** ERA   
Electricity   
**Streets or Roads** TIF   
Paved   
**Neighborhood Life Cycle Stage**  
Static   
Printed Wednesday, May 4, 2022  
**Review Group** 2021

5000 N Elder Rd

**Transfer of Ownership**

**Date**  
08/07/2018  
10/30/2014  
01/01/1900  
**Owner**  
St. Nick LLC  
Blakley, John & Mantha  
Blakley, John & Mantha  
**Doc ID**  
201800083  
2014100514  
WD  
**Code**  
NA  
WD  
WD  
**Book/Page**  
/  
/  
/  
**Adj Sale Price**  
\$375,000  
\$0  
\$0

416, Commercial Camp Ground

**Notes**

8/26/2020 RAZ1: Added conc patio and added slab, and utility shed to C 01  
3/8/2019 20p21: Permit date 3/5/2019  
11/20 Added storage shed, removed mobile home  
7/23/2018 19p20: 2019 pay 2020  
Permit date 7/18/18  
11/19 Added storage shed  
7/20/2015 COMM: FOREST RIDGE  
CAMPGROUND  
11/1900 RA17: Reassessment 2017  
Rem fencing, & on office (moho) chgd eff yr, cond, added obso & added obso on pool & concapron

ETNA TROY COMMERCIAL 1/4

**Land Computations**

Calculated Acreage 65.07  
Actual Frontage 0  
Developer Discount   
Parcel Acreage 65.07  
81 Legal Drain NV 6.15  
82 Public Roads NV 0.79  
83 UT Towers NV 0.00  
9 Homesite 1.00  
91/92 Acres 0.00  
Total Acres Farmland 57.13  
Farmland Value \$1,410  
Measured Acreage 3.13  
Avg Farmland Value/Acre 450  
Value of Farmland \$25,710  
Classified Total \$0  
Farm / Classified Value \$25,700  
Homesite(s) Value \$28,000  
91/92 Value \$0  
Supp. Page Land Value  
CAP 1 Value \$0  
CAP 2 Value \$29,500  
CAP 3 Value \$272,700  
**Total Value \$302,200**

5000 N Elder Rd

**Ownership**

**Date**  
08/07/2018  
10/30/2014  
01/01/1900  
**Owner**  
St. Nick LLC  
Blakley, John & Mantha  
Blakley, John & Mantha  
**Doc ID**  
201800083  
2014100514  
WD  
**Code**  
NA  
WD  
WD  
**Book/Page**  
/  
/  
/  
**Adj Sale Price**  
\$375,000  
\$0  
\$0

ETNA TROY COMMERCIAL 1/4

08/10/2016

07/17/2020

MR

Appraiser

# TAX INFORMATION

92-02-07-000-201.000-005

5000 N Elder Rd

416, Commercial Camp Ground

St. Nick LLC

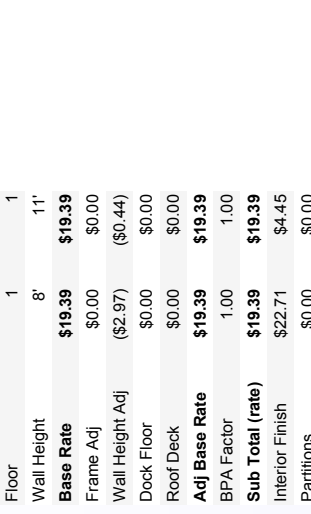
ETNA TROY COMMERCIAL

2/4

General Information		Floor/Use Computations	
Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building C 01	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0
Wall Type	SB	B	1
Heating		U	
A/C			1: 1(344')
Sprinkler			

#	TF	#	TF	Roofing
0	0	0	0	<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal
0	0	0	0	<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
0	0	0	0	<input type="checkbox"/> Other
0	0	0	0	GCK Adjustments
0	0	0	0	<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
0	0	6	6	<input type="checkbox"/> SteelGP <input type="checkbox"/> AliuSR <input type="checkbox"/> Int Liner
0	0	6	6	<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnt
<b>Total</b>	<b>0</b>	<b>0</b>	<b>6</b>	

Exterior Features		Area	Value
Description		400	\$2,100
Patio, Concrete			



Plumbing RES/CI		Value
Full Bath	0	0
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	0	0
Add Fixtures	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Other Plumbing		Value
Description		
Racquetball/Squash		\$0
Theater/Balcony		\$0
Plumbing		\$9,600
Other Plumbing		\$0
Special Features		\$0
Exterior Features		\$2,100

Building Computations		Value
Sub-Total (all floors)		\$136,575
Garages		\$0
Fireplaces		\$0
Sub-Total (building)		\$148,275
Quality (Grade)		\$148,276
Location Multiplier		0.95
Repl. Cost New		\$140,861
Total (Use)		\$2,100

Summary of Improvements		Value
Description		
1: C/I Building C 01	Res Eligibl 0%	
2: Utility Shed 02 10x12	0%	

Description	Res Eligibl	Year Built	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: C/I Building C 01	0%	1978	44	A	0.95	0.95		5,040 sqft	\$140,861	80%	\$28,170	0%	100%	1,000	\$25,400
2: Utility Shed 02 10x12	0%	2000	22	A	0.95	0.95		10'x12'		55%		0%	100%	1,000	\$1,500

Total all pages \$59,400 Total this page \$26,900

# TAX INFORMATION

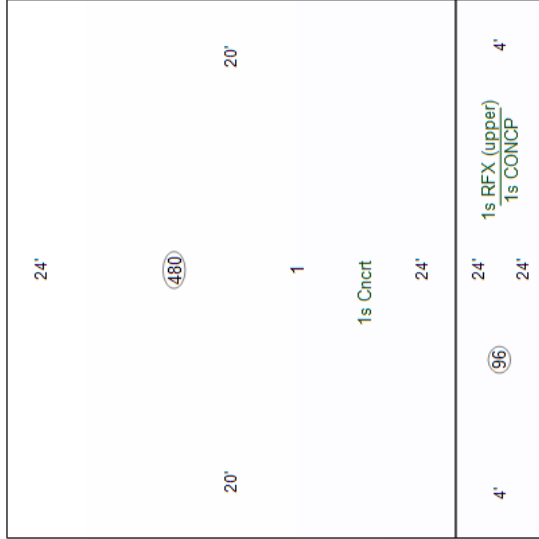
92-02-07-000-201.000-005 St. Nick LLC 5000 N Elder Rd 416, Commercial Camp Ground ETNA TROY COMMERCIAL 3/4

**General Information** **Floor/Use Computations**

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building C 02	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0
Wall Type	SB	B	1
Heating	1: 1(88')		
A/C			
Sprinkler			

Plumbing RES/CI		Roofing	
#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	0	10
Total	0	0	10

Exterior Features	
Description	Value
Patio, Concrete	\$600
Canopy, Roof Extension	\$1,200



Building Computations	
Description	Value
Sub-Total (all floors)	\$48,595
Racquetball/Squash	\$0
Theater/Balcony	\$0
Plumbing	\$16,000
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$1,800

Other Plumbing	
Description	Value
Sub-Total (all floors)	\$0
Racquetball/Squash	\$0
Theater/Balcony	\$0
Plumbing	\$16,000
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$1,800

**Summary of Improvements**

Description	Res Eligibl	Year Built	Year Eff	Age	Co	Eff	Age	Co	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: C/I Building C 02	0%	1	1973	49	A	49	A	A	0.95	0.95		480 sqft	\$63,075	80%	\$12,620	0%	100%	1.000	0.9000	\$11,400

Summary of Improvements	
Description	Value
Sub-Total (all floors)	\$48,595
Racquetball/Squash	\$0
Theater/Balcony	\$0
Plumbing	\$16,000
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$1,800

Total all pages \$59,400 Total this page \$11,400



# TAX INFORMATION

92-02-07-000-201.000-005 St. Nick LLC Plumbing # TF 5000 N Elder Rd 3 416, Commercial Camp Ground ETNA TROY COMMERCIAL 4/4

General Information		Plumbing	#	TF
Occupancy	Bath House			
Description	Bath House (25x33)	Full Bath		
Story Height	0	Half Bath		
Style	N/A	Kitchen Sinks		
Finished Area		Water Heaters		
Make		Add Fixtures		
Floor Finish		Total		
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile			
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet			
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished			
<input type="checkbox"/> Wood	<input type="checkbox"/> Other			
<input type="checkbox"/> Parquet				
Wall Finish				
<input 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"/> Slate	<input type="checkbox"/> Tile	
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			
Exterior Features				
Description	Area	Value		

Cost Ladder			
Floor Constr	Base	Finish	Value
1			
2			
3			
4			
1/4			
1/2			
3/4			
Attic			
Bsmt			
Crawl			
Slab			

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

Description	Count	Value
Specialty Plumbing		
Sub-Total, One Unit		\$0
Sub-Total, 1 Units		\$0
Exterior Features (+)		\$0
Garages (+) 0 sqft		\$0
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.95
Replacement Cost		\$23,771

Summary of Improvements																
Description	Res Eligibl	Story Height	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mrkt	Improv Value
1: Bath House (25x33)	0%	1	C 1971	1971	51	A	\$30.33	0.95	\$28.81	\$23,771	65%	\$8,320	0%	100%	0.9000	\$7,500
2: Pool, In Ground (24x50)	0%	1	C 1971	1971	51	A	\$35.65	0.95	\$50.26	\$71,433	85%	\$10,710	25%	100%	0.9000	\$7,200
3: Utility Shed (12x12)	0%	1	D 1971	1971	51	A	\$21.43	0.95	\$16.29	\$2,345	65%	\$820	0%	100%	0.9000	\$700
4: Utility Shed 10 x 12	0%	1	D 2018	2018	4	A	\$21.97	0.95	\$16.70	\$2,004	15%	\$1,700	50%	100%	0.9000	\$800
5: Utility Shed 14x22	0%	1	B 2019	2019	3	A	\$18.20	0.95	\$20.75	\$6,390	15%	\$5,430	0%	100%	0.9000	\$4,900

Total all pages \$59,400 Total this page \$21,100



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