



Land & Home

WHITLEY COUNTY
SOUTH WHITLEY, IN

37.5± acres

OFFERED IN 3 TRACTS
OR COMBINATIONS

- Home w/ Pond
- Pole Barn
- Hunting
- Woodlands



TIMED
ONLINE ONLY

VIRTUAL

LIVE WITH
ONLINE

866.340.0445 • SchraderFortWayne.com

MONDAY June 2

Starting at 6:00pm



Online Bidding Available
North Manchester, IN

INFORMATION BOOKLET

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.



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

Follow us and download our Schrader iOS app



Auction Terms & Conditions:

PROCEDURE: The property will be offered in THREE (3) individual tracts, any combination of tracts and as a total 37.5± acre unit. There will be open bidding on all tracts and the combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment at close of the auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection. The terms of this agreement and any addendum are non-negotiable.

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

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before July 2, 2025.

POSSESSION: Buyer(s) shall receive possession at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

CRP/CLASSIFIED FOREST

CONTRACTS: The buyer of the property is to assume any CRP and/or Classified Forest contracts that are in place date of closing. It is the buyers responsibility to keep these contracts enrolled or exit out of the programs.

PROPERTY INSPECTION: Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

TRACT MAP(S) AND ACREAGE: All tract map(s), tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products and are not intended to depict or establish authoritative boundaries or locations.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

AGENCY: Schrader Real Estate and Auction of Fort Wayne, LLC

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.**

Owner: Gary and Patricia Christman

Auction Managers:

Justin Griffin • 260-223-5861

Jerry Ehle • 260-410-1996

866.340.0445

SchraderFortWayne.com



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Real Estate Auction Registration Forms

Location Map

Tract Map

Tract Descriptions

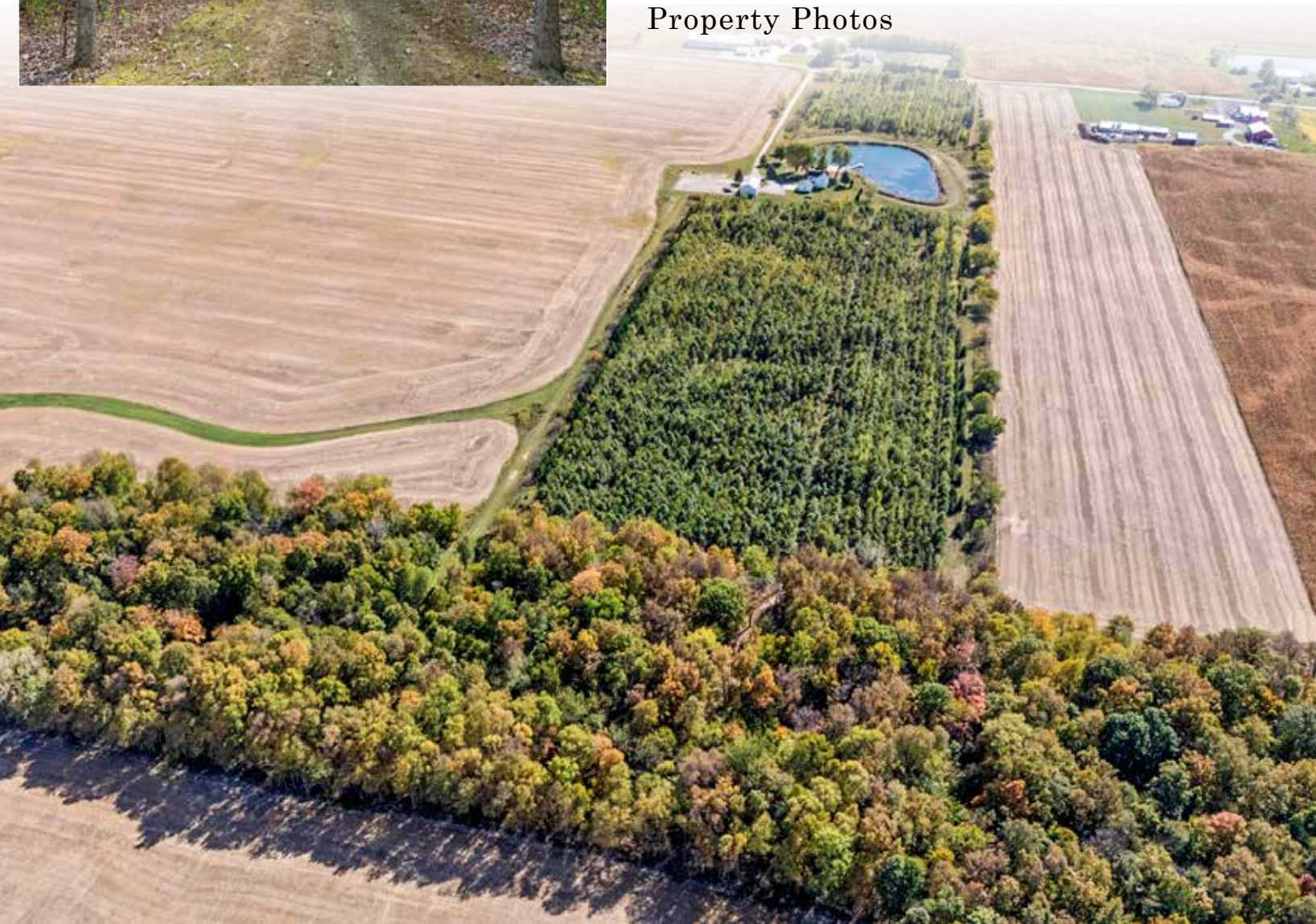
Topography Map

FSA Information

Classifieds Forest and Wildlands Program

Tax Statements

Property Photos



BIDDER PRE-REGISTRATION FORM

MONDAY, JUNE 2, 2025

37.5± ACRES – WHITLEY 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 Friday, May 23, 2025.

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
37.5± Acres • Whitley County, Indiana
Monday, June 2, 2025

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, June 2, 2025 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, Friday, May 23, 2025**. 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:

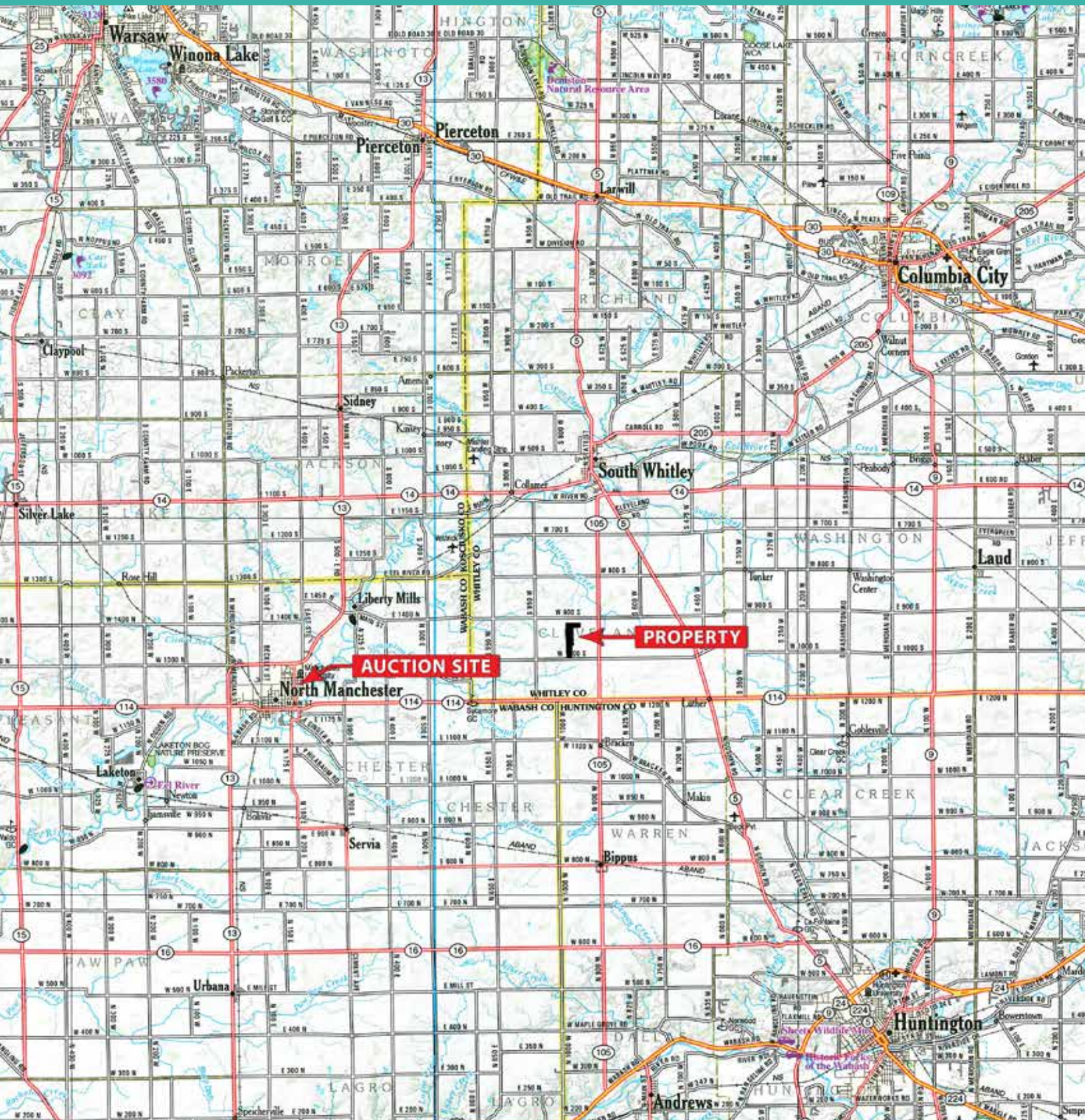
E-mail address of registered bidder: _____

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.

A misty forest path with trees showing autumn foliage. The path is covered in fallen leaves and leads into the distance, flanked by tall trees with yellow and orange leaves. The scene is hazy and atmospheric.

Location Map

LOCATION MAP



AUCTION SITE: Town Life Center,
603 Bond St, North Manchester IN

PROPERTY LOCATION:
Cleveland Township, Whitley County
7600 W 1000 S, South Whitley, IN 46787



ONLINE BIDDING AVAILABLE: You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company at 800.451.2709.



Tract Map

TRACT MAP

INSPECTIONS
4:00-6:00pm

Saturday, May 17 & Wednesday, May 28

③
27± acres

①
6± acres

②
4.5± acres

W 1000 S

A misty forest path with trees showing autumn foliage. The path is covered in fallen leaves and leads into the distance, flanked by tall trees with yellow and orange leaves. The scene is hazy and atmospheric.

Tract Descriptions



AUCTION

Land & Home

WHITLEY COUNTY
SOUTH WHITLEY, IN

37.5± acres

OFFERED IN 3 TRACTS OR COMBINATIONS

– Home w/ Pond – Pole Barn – Hunting – Woodlands

INSPECTIONS
4:00-6:00pm

Saturday, May 17 & Wednesday, May 28

TRACT 1: 6± Acres – Located at 7600 W 1000 S, this tract features a meticulously maintained 1,950 sq ft home w/ 4 bedrooms and 1 bath w/ a five year old roof. There is also an all-metal 30' x 48' pole barn with concrete floors. The 2-acre pond is stocked for recreational use as well. The basement has been fully updated, including digging down 2-1/2 feet and pouring a new concrete floor. A perimeter tile system set in pea gravel leads to a sump pit for drainage. The home features a geothermal furnace with four loops installed at the bottom of the pond, features a Water Furnace brand geothermal. Heat exchanger in the geo furnace to supplement pre-heated water to a non-powered electric water heater (seasoning tank), and a 240V primary water heater. A dedicated 100-AMP branch panel services the geothermal system, and a 120V liquid propane-fired backup furnace is also installed. The ductwork was completely replaced with new metal ducts and flexible piping in the attic to provide heating and cooling to the second-floor bedrooms. The crawl space is clean and workable, lined with a plastic barrier and clean pea gravel. The 80-gallon pressure tank allows up to 29 gallons of water to be drawn before the pump activates. The well pump was replaced 12 years ago, along with new wiring to the pump controls and also a new water line to the home. The main water supply features two whole-house filters before the pressure tank and includes a working Culligan water softener. Water lines throughout the house are 1/2" and 3/4" copper piping. The stone foundation has been fully repointed on the inside. All drain and soil pipes were replaced with new PVC, including a cleanout ahead of the 1,000-gallon septic tank.

The main level was completely remodeled 12 years ago. It features 3/4" hickory tongue-and-groove hardwood flooring with tar paper underlayment. The walls and ceilings were finished with sprayed foam insulation and Michigan-sourced cedar and pine tongue-and-groove wood. Electrical upgrades include Northeastern REMC supplied underground primary to pad mount transformer all underground to two 200-AMP, 42-space panels for a total of 400-AMP service, full rewiring throughout the

house, and hardwired 120V smoke detectors with battery backup. New Jeld-Wen argon-insulated windows trimmed in oak were installed, and all floor joists were replaced. The exterior features heavy-gauge vinyl siding, aluminum gutters, downspouts, and wrapped soffits. The laundry area includes hookups for both 220V electric and liquid propane dryers, and the Speed Queen washer and dryer are only three years old. The main level bedroom offers custom-made cabinetry by J. Miller Cabinets and a cedar-lined closet. The home is also equipped with a whole-house fan and a whole-house vacuum system for added convenience. The kitchen and dining area are beautifully appointed with granite countertops and all countertop receptacles have dedicated circuits, stainless steel appliances, including a dishwasher, an LP cooktop with an underfloor vent to the outside, an in-wall 240V oven, a stainless steel sink with a built-in soap dispenser, and a refrigerator with ice and water in the door. Custom hickory cabinets by J. Miller Cabinets and under-cabinet LED lighting complete the high-end kitchen. There is a built-in gun safe that will stay with the home.

TRACT 2: 4.5± Acres – A Great potential building site! Mostly all wooded with great road frontage off W 1000 S. This parcel provides an excellent wildlife habitat and a private setting. The land has been meticulously maintained by the seller. This parcel is enrolled in CRP and Classified forest program. If the land is sold as a separate tract, the seller will pay for the land to be taken out of the program on Tract 2 only.

TRACT 3: 27± Acres – A beautiful piece of land with the same great care and love as the rest of the property. This land is mostly wooded and is a hunting paradise. Deep in the back of the woods sits an exceptional 10'x20' hunting cabin with bunk beds and a wood-burning stove. It sits on a concrete slab and the cabin has been constructed to keep all mice out. Along the east side of the woodlands is a 300+ yard gun range set up with metal targets. The woodlands are enrolled in CRP and Classified Forest programs to help reduce taxes and get some income from the land.

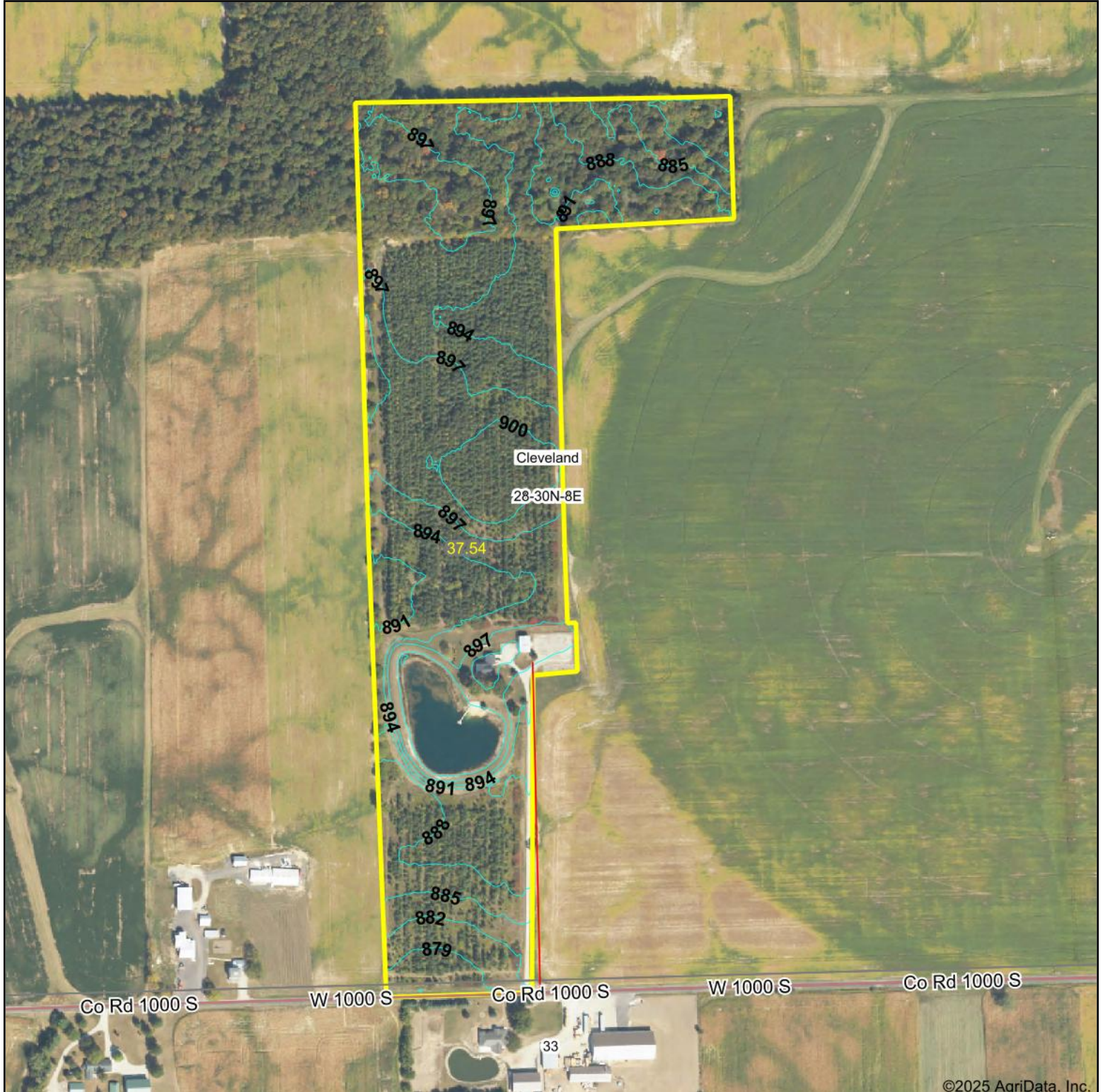
MONDAY June 2

Starting at 6:00pm • Online Bidding Available
held at Town Life Center, North Manchester, IN



Topography Map

TOPOGRAPHY MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 875.4

Max: 902.9

Range: 27.5

Average: 893.0

Standard Deviation: 5.71 ft

0ft 465ft 930ft



4/14/2025

28-30N-8E
Whitley County
Indiana

Boundary Center: 41° 1' 14.17, -85° 38' 8.62

A misty forest path with trees showing autumn foliage. The path is covered in fallen leaves and leads into the distance, flanked by tall trees with yellow and orange leaves. The scene is hazy and atmospheric.

ISA Information

FSA INFORMATION



Whitley County Office
788 W. Connexion Way, Suite B
Columbia City, IN 46725
PHONE: 260-244-6266

NOTICE OF FOIA REQUEST FILLED

February 11, 2025

18-183-2025-000003
Control #

02/11/2025
Date Received

Dear Shrader Auction Company- C/O Justin Griffin,

This is in response to your Freedom of Information Act (FOIA) or Privacy Act (PA) request dated 02/11/2025 to the United States Department of Agriculture (USDA), Farm Service Agency (FSA). FSA received a copy of your request on 02/11/2025, and assigned it control number as shown above. Please reference this number in any future communications with our office about your request.

FSA processes FOIA/PA requests on "first-in, first-out" basis. The actual processing time will depend on the complexity of the request and whether or not it involves sensitive or voluminous records, or extensive searches and/or consultations. FSA also process FOIA/PA requests on a multi-track basis. This means that simple requests, requiring minimal efforts to respond (1-5 workdays), are process in one track, and complex requests involving voluminous records, extensive searches or consultations (more than 20 workdays) are processed in yet another track. We have placed your request in the simple track. We have granted the request for a waiver of fees.

We have classified your request as a commercial-use. Please consult the attached schedule of FOIA/PA fees for an explanation of what this means with respect to your obligation to pay FOIA/PA fees.

If you have any questions about the status of your request, you may contact the Whitley County FSA Office at 260-244-6266, by e-mail at ug-incolumbia-fsa@usda.gov, or by mail at the address listed above.

Sincerely,

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, 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 [How to File a Program Discrimination Complaint](#) 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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION



Digitally signed by LAUREN
SHODA
DN: c=US, o=U.S. Government,
ou=Department of Agriculture,
cn=LAUREN SHODA,
0.9.2342.19200300.100.1.1=1200
1003073536
Date: 2025.02.12 11:59:34 -05'00'
Adobe Acrobat version:
2024.005.20320

Lauren A. Shoda, CED
Whitley County FSA Office

Attachments, Aerial Map, FSA-156, CRP Contracts

FSA-73-6 (07/15/08)

USDA-FSA

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, 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 [How to File a Program Discrimination Complaint](#) 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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

INDIANA

WHITLEY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4745

Prepared : 2/11/25 1:33 PM CST

Crop Year : 2025

Operator Name : GARY F CHRISTMAN

CRP Contract Number(s) : 11198A, 11249

Recon ID : None

Transferred From : None

ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
36.63	21.40	21.40	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	0.00	0.00		21.40	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.00	4.60	0	
Corn	0.00	5.30	0	
Soybeans	0.00	5.40	0	

TOTAL 0.00 15.30

NOTES

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Tract Number : 10765

Description : B10/T30N/R8E/SEC28/CLEVELAND TWP/WHITLEY CO

FSA Physical Location : INDIANA/WHITLEY

ANSI Physical Location : INDIANA/WHITLEY

BIA Unit Range Number :

HEL Status : NHLE: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : GARY F CHRISTMAN, PATRICIA M CHRISTMAN

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
36.63	21.40	21.40	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
WHITLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4745
Prepared : 2/11/25 1:33 PM CST
Crop Year : 2025

Tract 10765 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.00	0.00	21.40	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.00	4.60	0
Corn	0.00	5.30	0
Soybeans	0.00	5.40	0

TOTAL 0.00 15.30

NOTES

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Administered by: Whitley County, Indiana

☐ CRP

 CLU

21.4 Cropland acres

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Farm 4745 Tract 10765

Parcel 7

Parcel 10

W 1000 S

0 200 400 600 800 Feet

Hexagon

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
7	15.2	N	2	11198A	3A	35	Y	
10	6.2	N	2	11249	3A	36	Y	

Farm 4745 Tract 10765

W 1000 S

Hexagon

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

Page 1 of 1

CRP-1 (01-08-24)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 18 183	2. SIGN-UP NUMBER 54
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11198A	4. ACRES FOR ENROLLMENT 15.20
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)		6. TRACT NUMBER 10765	
WHITLEY COUNTY FARM SERVICE AGENCY 788 W CONNEXION WAY SUITE B COLUMBIA CITY, IN46725-1047		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2020 09-30-2035	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (260) 244-6266		8. SIGNUP TYPE: General	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 107.50	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 1,634.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	10765	0007	CP3A	15.20	\$ 3,496.00
(Item 9C is applicable only when the first year payment is prorated.)						

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) GARY F CHRISTMAN 7600 W 1000 S SOUTH WHITLEY, IN46787-9738	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) PATRICIA M CHRISTMAN 7600 W 1000 S SOUTH WHITLEY, IN46787-9738	(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
12. CCC USE ONLY A. SIGNATURE OF CCC REPRESENTATIVE		B. DATE (MM-DD-YYYY)		

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

Page 1 of 1

CRP-1 (01-08-24)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 18 183		2. SIGN-UP NUMBER 56	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11249		4. ACRES FOR ENROLLMENT 6.20	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WHITLEY COUNTY FARM SERVICE AGENCY 788 W CONNEXION WAY SUITE B COLUMBIA CITY, IN46725-1047				6. TRACT NUMBER 10765		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2021 TO: (MM-DD-YYYY) 09-30-2036	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (260) 244-6266				8. SIGNUP TYPE: General			
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.							
9A. Rental Rate Per Acre		\$ 185.44		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment		\$ 1,150.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment		\$		10765	0010	CP3A	6.20
(Item 9C is applicable only when the first year payment is prorated.)							
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) GARY F CHRISTMAN 7600 W 1000 S SOUTH WHITLEY, IN46787-9738		(2) SHARE 100.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) PATRICIA M CHRISTMAN 7600 W 1000 S SOUTH WHITLEY, IN46787-9738		(2) SHARE 0.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
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A misty forest path with trees and fallen leaves. The path is covered in fallen leaves and leads into the distance, flanked by tall trees with green and yellow foliage. The scene is hazy and atmospheric.

Classifieds Forest and Wildlands Program

CLASSIFIEDS FOREST AND WILDLANDS PROGRAM

Indiana Department of Natural Resources
Division of Forestry



THE CLASSIFIED FOREST AND WILDLANDS PROGRAM

A Classified Forest and Wildlands tract is an area of at least 10.0 contiguous acres of forest or non-forest wildlife habitat where the landowner has agreed (by application) to be a good steward of the land and its natural resources. In return, the State of Indiana agrees to see that the assessed value of the land is significantly reduced and taxed on that preferential assessment. The land is managed for timber production, wildlife habitat, and the protection of watersheds, while conserving other natural resources and values.

Eligible lands may be either native forests containing at least 40 square feet of basal area per acre or at least 1,000 timber-producing trees (any size) per acre. Tree plantations with at least 400 well-established timber-producing trees are also eligible to be classified. Wildlands can include natural or planted grasslands, wetlands, native woody vegetation, or areas of open water averaging less than 4 feet in depth or less than 2 acres in size.

Certain activities cannot take place on Classified Forest and Wildlands:

- Grazing by domestic livestock
- Building of houses, sheds, etc.
- Intentional burning unless prescribed under a written management plan
- Growing Christmas trees

Other activities are allowed and are encouraged when appropriate to meet the landowner's goals and objectives for the land. These activities, however, must not be conducted in a manner detrimental to the health and productivity of the property or its watershed. Allowed activities include:

- Wildlife management
- Maintenance of access roads and trails
- Timber harvesting
- Firewood cutting
- Horseback riding
- Hiking
- Hunting

PRIMARY BENEFITS TO THE CLASSIFIED LAND OWNER

- Reduced property taxes
- Regular inspection by a professional forester
- Annual newsletter and forest and wildlife management literature
- Timber harvested recognized as ***“Green Certified”***

CLASSIFIEDS FOREST AND WILDLANDS PROGRAM

HOW TO ENTER THE PROGRAM

Contact your district forester to let him/her know you are interested in putting your land into Classification. An initial inspection of your property will be done to determine whether it meets the eligibility requirements. A written management plan, which may be prepared by the district forester or by a wildlife biologist or professional forester, is required prior to application. This plan puts into writing a description of the land, your goals for the land, and prescribes how to reach those goals over the next 5-10 years. This plan is flexible, and may change as your objectives change and/or the property develops over time. The prescription(s) will always take into account the health and productivity of the property as activities are done to reach your goals.

The actual Classified Forest and Wildlands application must be taken to a registered land surveyor, who will write an exact description of the area being classified. This can usually be done by providing an aerial photograph and a copy of your deed to the surveyor. An 'on-the-ground' survey is not required. The cost may vary according to the complexity of the survey and the surveyor. You will also need to sign the application. The county assessor must also sign the application, along with the State Forester. Once these signatures have been completed, the document must be recorded in the county courthouse where the land is located.

REINSPECTIONS

At least once every seven years, the District Forester or a representative will be out to look over your classified property (at no cost). You are encouraged to go along on these reinspections to ask questions of the forester and to discuss your goals for the classified land. The forester will look at the area to see how it is progressing, to be sure there are no violations occurring, and to help you update your management plan. A written report will be provided to you after the reinspection. You are also required to fill out and return an annual report that is used by the District Forester to keep up-to-date records of your classified land.

POSTING YOUR LAND

The District Forester will provide signs to you (at no cost) which you must post around your classified property. The signs clearly state that the area is private property and a Classified Forest and Wildlands property. By placing your woodlands in the program, you are not giving up your private property rights, or surrendering control of who accesses your property. The Classified Forest and Wildlands designation does not open your land to public hunting.

SELLING OR TRANSFERRING THE LAND

Whenever the classified land is transferred to a new owner, the classified status remains intact. The same benefits and responsibilities are transferred to the new owner. If the new owner does not wish to participate in the program, they may withdraw the land from the program. You must notify the District Forester when the land changes hands. If the land is withdrawn from classification (voluntarily or involuntarily), the back taxes (up to 10 years), plus a 10% per year interest penalty, must be paid to the county. If not, it is considered a lien against the property and it is treated in the same manner that delinquent taxes on real property are treated. Properties that are entered in the Classified Forest and Wildlands program after June 30, 2006 are subject to an additional withdrawal penalty of \$100 per withdrawal and \$50 per acre withdrawn. Classified properties that are divided into 2 or more separate tracts must maintain at least 10.0 acres of eligible land in each tract to remain classified. In addition a revised application describing the new tract boundaries must be filed with the district forester.

CLASSIFIEDS FOREST AND WILDLANDS PROGRAM



Gary Christman
Whitely County
Cleveland Township
Section 28, T30N, R08E

Prepared By:
Andrew O'Connor
District Forester
Date: 2/11/2025



Legend

 Classified Boundaries

0 260 520 1,040
Feet

1:6,186
(Original Map Scale)



All Boundaries Are Approximated

Tract ID: 92-0107
33.75 Acres

A misty forest path with trees showing autumn foliage. The path is covered in fallen leaves and leads into the distance, flanked by tall trees with yellow and orange leaves. The scene is hazy and atmospheric.

Tax Statements

92-08-28-000-303.000-001

General Information

Parcel Number
92-08-28-000-303.000-001
Local Parcel Number
010-030-00000415

Tax ID:

Routing Number

3

Property Class 101

Cash Grain/General Farm

Year: 2024

Location Information

County
Whitley

Township
CLEVELAND TOWNSHIP

District 001 (Local 010)
CLEVELAND TOWNSHIP

School Corp 4455
WHITKO COMMUNITY

Neighborhood 920110-001
CLEVELAND AG & RURAL

Section/Plat

28

Location Address (1)

7600 W 1000

South Whitley, IN 46787

Christman, Gary F & Patricia M

Ownership

Christman, Gary F & Patricia M
7600 W 1000 S
South Whitley, IN 46787

7600 W 1000

Transfer of Ownership

Date Owner
12/16/1991 Christman, Gary F & P
01/01/1900 FROM SICKAFOOSE

101, Cash Grain/General Farm

Doc ID Code Book/Page Adj Sale Price V/I

WD 9112244
WD /

CLEVELAND AG & RURAL

Notes

17/2022 22p23: 2021120674---33.75A Class For
11/16/2021 RA22: Changed grade and eff yr of
house, added A/C, corrected sketch
10/4/2017 RA18: Reassessment 2018
No change per reassessment
2/10/2016 13p14: 2013020424 FILED CLASS FOR
24.31A
3/1/13 ADDED EFP

Legal

P/E Side SW4 & PT W Side SE4 S28 T30 R8
(NR# 2021120674 33.75A)



Agricultural

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

2024	Assessment Year	2024	2023	2022	2021	2020
02/26/2024	Reason For Change	AA	AA	AA	AA	AA
Indiana Cost Mod	As Of Date	04/11/2024	04/10/2023	04/07/2022	04/14/2021	01/01/2020
1.0000	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required					
	Land	\$34,400	\$32,800	\$28,700	\$29,400	\$25,300
	Land Res (1)	\$32,800	\$31,500	\$27,500	\$22,000	\$18,000
	Land Non Res (2)	\$1,600	\$1,400	\$1,200	\$7,400	\$7,300
	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
	Improvement	\$137,700	\$126,200	\$113,700	\$81,400	\$84,500
	Imp Res (1)	\$137,700	\$119,000	\$106,400	\$75,600	\$78,700
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (3)	\$0	\$7,200	\$7,300	\$5,800	\$5,800
	Total	\$172,100	\$159,100	\$142,400	\$110,800	\$109,800
	Total Res (1)	\$170,500	\$150,500	\$133,900	\$97,600	\$96,700
	Total Non Res (2)	\$1,600	\$1,400	\$1,200	\$7,400	\$7,300
	Total Non Res (3)	\$0	\$7,200	\$7,300	\$5,800	\$5,800

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9 A	A	BMB	0	1.0000	1.00	\$32,800	\$32,800	\$32,800	0%	1.0000	100.00	0.00	0.00	\$32,800
21 A	A	BMB	0	22.097	0.85	\$16.67	\$14	\$309	-100%	1.0000	0.00	100.00	0.00	\$00
21 A	A	GSB2	0	3.7300	0.77	\$16.67	\$13	\$48	-100%	1.0000	0.00	100.00	0.00	\$00
21 A	A	PW	0	3.57	1.11	\$16.67	\$19	\$68	-100%	1.0000	0.00	100.00	0.00	\$00
21 A	A	SO	0	4.71	1.02	\$16.67	\$17	\$80	-100%	1.0000	0.00	100.00	0.00	\$00
72 A	A	W	0	1.4800	0.50	\$2,280	\$1,140	\$1,687	-40%	1.0000	0.00	100.00	0.00	\$1,010
82 A	A	BMB	0	0.2000	0.85	\$2,280	\$1,938	\$388	-100%	1.0000	0.00	100.00	0.00	\$00

Characteristics

Topography Level Flood Hazard Level ☐

Public Utilities Electricity ERA ☐

Streets or Roads Paved TIF ☐

Neighborhood Life Cycle Stage

Static

Printed Thursday, April 25, 2024

Review Group 2026

Data Source N/A

Collector

Appraiser

Land Computations

Calculated Acreage	36.79
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	36.79
81 Legal Drain NV	0.00
82 Public Roads NV	0.20
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	35.59
Farmland Value	\$1,010
Measured Acreage	35.59
Avg Farmland Value/Acre	28
Value of Farmland	\$1,000
Classified Total	\$569
Farm / Classified Value	\$1,600
Homesite(s) Value	\$32,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$32,800
CAP 2 Value	\$1,600
CAP 3 Value	\$0
Total Value	\$34,400

TAX STATEMENTS

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

2

Style

29

Finished Area

1950 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☒ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☐ Other

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

8

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☐ Wood Shingle

☒ Asphalt

☐ Slate

☐ Tile

☐ Other

Exterior Features

Plumbing

Full Bath

1

Half Bath

0

Kitchen Sinks

1

Water Heaters

1

Add Fixtures

0

Total

3

TF

1

3

0

1

0

5

Cost Ladder

Floor Constr

1Fr

1Fr

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Base

1098

852

246

852

Finish

1098

852

0

0

Value

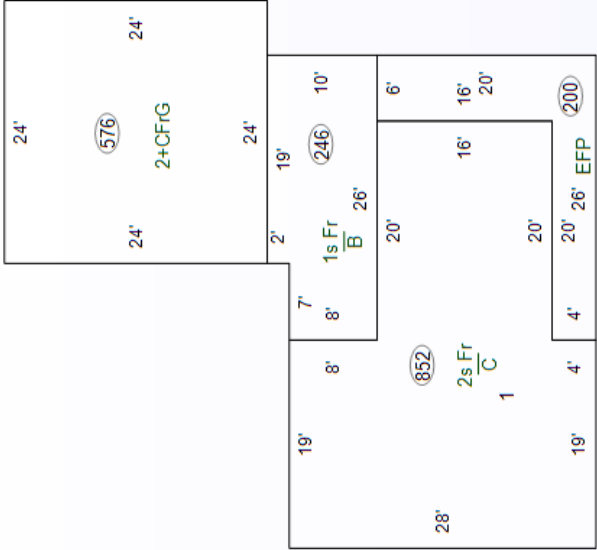
\$85,100

\$36,200

\$15,000

\$5,400

Totals



Adjustments				Total Base
1 Row Type Adj. x 1.00				\$141,700
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)			1:1098 2:852	\$4,600
No Elec (-)				\$0
Plumbing (+ / -)			5 - 5 = 0 x \$0	\$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$146,300
Sub-Total, 1 Units				\$156,800
Exterior Features (+)				\$175,400
Garages (+) 576 sqft				0.95
Quality and Design Factor (Grade)				0.92
Location Multiplier				\$153,300
Replacement Cost				

Description	Count	Value
Specialty Plumbing		

Summary of Improvements										
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	Base Rate	LCM	Adj Rate	Remain. Value
1: Single-Family R 01	2	Wood Fr	C-1	1887	1970	53 A	\$18.39	0.92	0.92	\$91,980
2: Barn, Pole (T3) (30x48x16	1	T3AW	C	1972	1972	51 A	\$18.39	0.92	0.92	\$7,080



Property Photos























Auction Managers:

Justin Griffin • 260-223-5861

#AU12500017

Jerry Ehle • 260-410-1996

#AU19300123



SCHRADER

Real Estate and Auction Company, Inc.

#AC63001504

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