

Kosciusko County, IN

Outstanding REAL ESTATE AUCTION



151[±]
acres
OFFERED IN 11 TRACTS



INFORMATION BOOKLET

Farms located just south of Warsaw off SR 15!

73± Acres of Productive Tillable Farmland

59± Acres of Recreational Wooded Land

Great potential home sites Available!

Auction Features (3) Homes with Great Potential

- Farmhouse w/ Outbuildings and Fenced Pastures
- Town Home with a Great Location Downtown Warsaw
- Beautiful Big Chapman Lakefront Lot

Tracts ranging in size from 4± to 28± acres!

Tract 1

**WEDNESDAY,
AUGUST 27th • 6:00pm**

Held at Kosciusko County Fairgrounds – Shrine Building



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

Call 800.451.2709
SchraderAuction.com

DISCLAIMER:

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

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

SELLER: Estate of Bret W. Wolf

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

AC63001504, AU12100017, RB23001983



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 11 individual tracts and any combination of tracts and as a total 151± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

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

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the 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 a Personal Representative Deed(s).

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

POSSESSION: Will be given at closing for Tracts 10 and 11, possession of all tracts containing tillable farmland will be given after the removal of the 2025 crop, and possession of the pasture/hay fields will be given after October 31st,

2025.

REAL ESTATE TAXES: The 2025 real estate taxes due and payable in 2026 will be the responsibility of the seller. All following taxes will be the responsibility of the buyer.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

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

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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**For Information Call Auction Managers:
Joe Kessie, 260-609-4640 & Drew Lamle, 260-609-4926**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, AUGUST 27, 2025

151± ACRES – KOSCIUSKO COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Wednesday, August 20, 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
151± Acres • Kosciusko County, Indiana
Wednesday, August 27, 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 Wednesday, August 27, 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, Wednesday, August 20, 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.

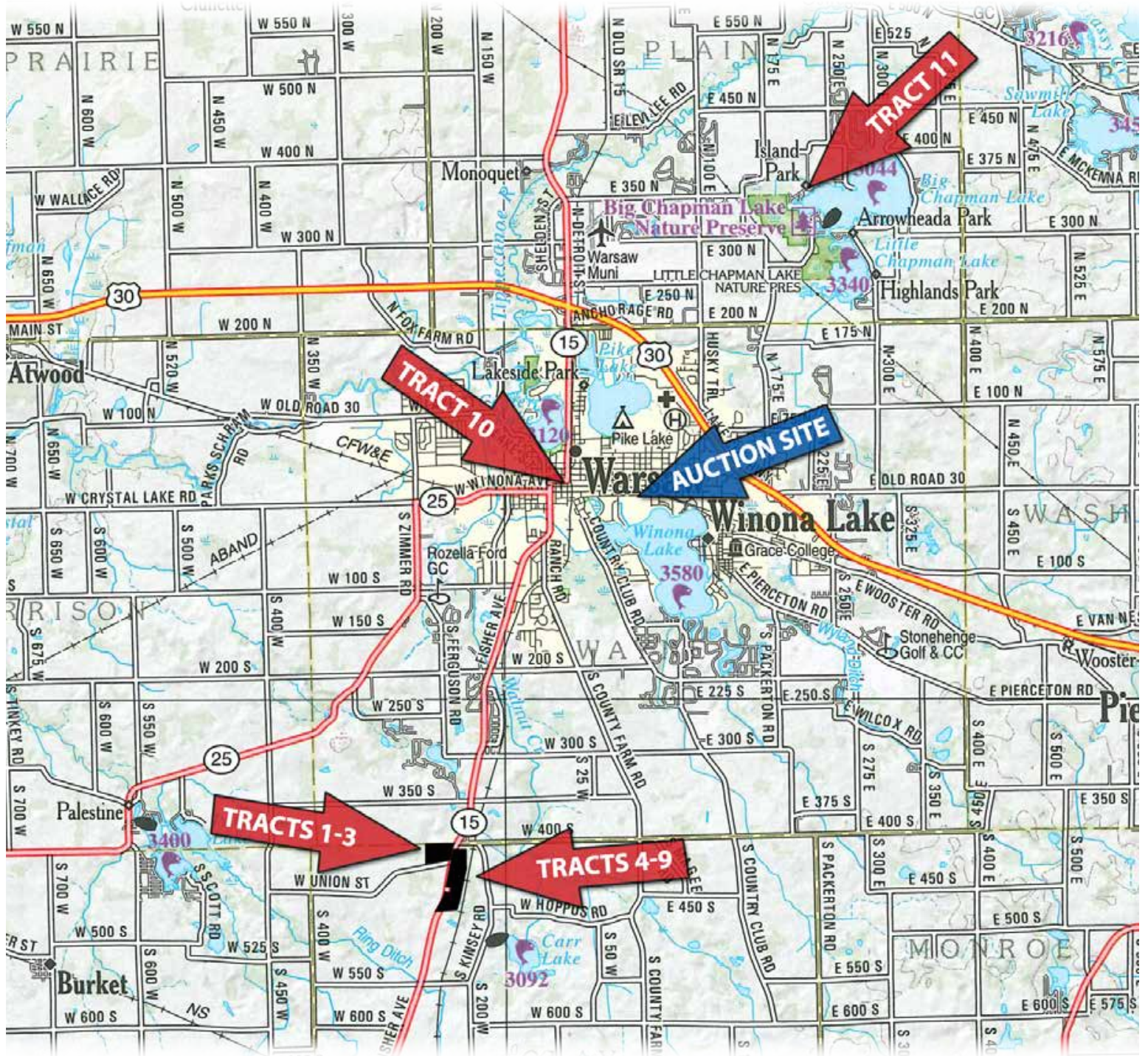
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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.

LOCATION & AERIAL TRACT MAPS

LOCATION MAP



Auction Location: Kosciusko County Fairgrounds – Shrine Building

Auction Location Address: 1400 E Smith St., Warsaw IN 46580

Property Addresses and Directions:

TRACTS 1-9: Address: 2198 W. Union St., Claypool, IN 46510 Take SR 15 South out of Warsaw for 4.2 miles. *Tracts 1-3* are located on the west side of SR 15 and on the north side of Union Street. *Tracts 4-9* are located on the east side of SR 15.

TRACT 10: Address: 407 S. High St., Warsaw, IN 46580

TRACT 11: Address: 5 EMS C27B1 Ln, Warsaw, IN 46582

INSPECTION DATES:

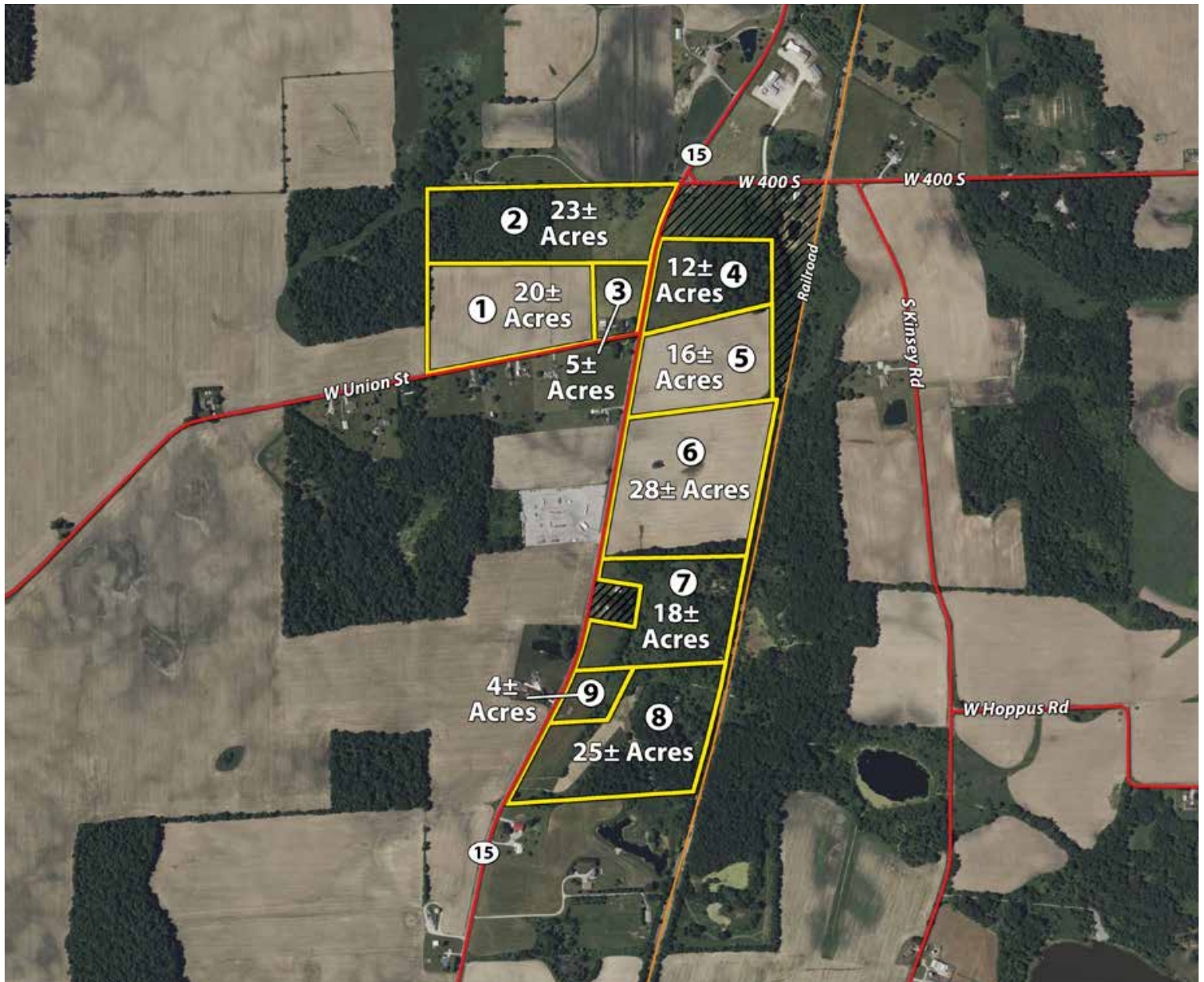
TRACTS 1-9

Tuesday, July 29 • 4-6pm &
Tuesday, August 12 • 2-3:30pm

TRACTS 10 & 11

Monday, August 4 • 4-6pm &
Tuesday, August 12 • 4-6pm

AERIAL MAP - TRACTS 1-9



Farm Tract Descriptions:

TRACT 1: 20± ACRES mostly all tillable productive cropland. This tract also offers a beautiful building site on a scenic country road. Soils are mixture of Wawasee fine sandy loam, Riddles fine sandy loam, Aubbeenaubbee fine sandy loam, and Barry loam.

TRACT 2: 23± ACRES of pasture and woodlands. The gently rolling topography provides for great views and a prospective elevated building site. Investigate the 11± acre mature woods for potential timber or recreational value!

TRACT 3: 5± ACRE existing farmstead with a 1,445 sq. ft. 3 bedroom, 1 bath home, with a large main floor living space. This tract also features a barn previously used for cattle and 3± acres of fenced pasture that would be great for anyone pursuing a mini farmstead!

TRACT 4: 12± ACRES of beautiful rolling hay fields and mature woodlands. Study the opportunity for an elevated building site with easy access to SR 15!

TRACT 5: 16± ACRES of tillable, productive cropland. The soils are predominantly Wawasee fine sandy loam and Coloma loamy sand. Combine with Tract 6 for 44± acres of nearly all tillable farmland.

TRACT 6: 28± ACRES of mostly all tillable, gently rolling, productive farmland. This tract is fronted to the west by SR 15. The soils are a mixture of Wawasee fine sandy loam and Crosier loam.

TRACT 7: 18± ACRES of wooded recreational land. There are many signs of active wildlife on this tract!

TRACT 8: 25± ACRES of wooded and rolling grassland. Investigate the opportunity to combine with Tract 7 for a 43± Acre recreational property located only a few miles south of Warsaw!

TRACT 9: 4± ACRE beautiful, elevated building site with frontage on SR 15. Soils are a mixture of Riddles and Wawasee fine sandy loam.

AERIAL MAPS - TRACTS 10 & 11



Tract Descriptions:

THIS HOME is conveniently located in Downtown Warsaw. This two-story home was built in the early 1900's and features 3 bedrooms, 1 and a half bath and 1,320 sq. ft. of living area. Sitting at the back of the lot is a small 2 car garage for all your storage needs. With this home's location, study the potential for a great starter home or investment opportunity!

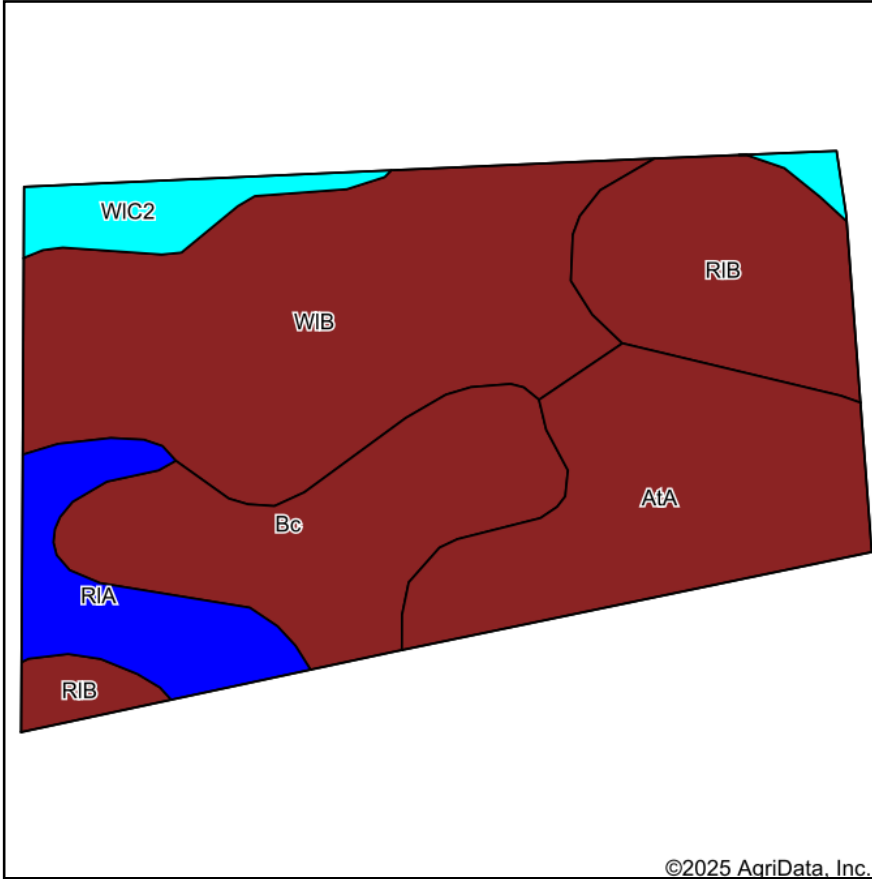


Tract Descriptions:

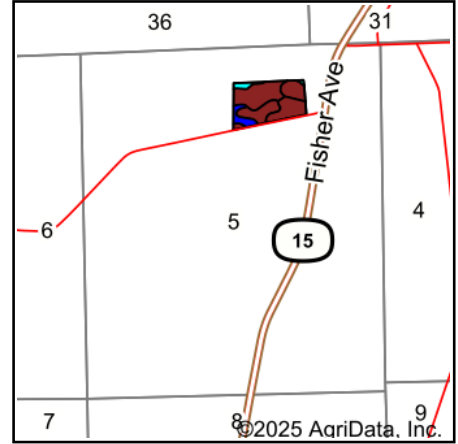
THE CHAPMAN LAKE LOT is situated on the East side of Big Chapman Lake and has 40' of lake frontage. This lot's topography is flat leading out to the lake edge and concrete sea wall. The views are hard to recreate! There is a house and small shed in need of repair. Check out the opportunity to make this lot your own!

SOILS AND TOPOGRAPHY MAPS

SOIL MAP - TRACT 1



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **5-31N-6E**
 Township: **Clay**
 Acres: **20.13**
 Date: **7/21/2025**



Area Symbol: IN085, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	6.87	34.2%		Ile	145	51
AtA	Aubbeenaubbee fine sandy loam, moderately permeable substratum, 0 to 2 percent slopes	4.13	20.5%		Ilw	135	44
Bc	Barry loam	3.53	17.5%		Ilw	175	49
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	3.04	15.1%		Ile	141	49
RIA	Riddles fine sandy loam, 0 to 2 percent slopes	1.61	8.0%		Ile	141	49
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	0.95	4.7%		IIle	130	46
Weighted Average					1.97	146.6	48.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPO CONTOURS MAP - TRACT 1

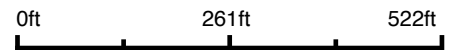


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© AgriData, Inc. 2023
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 862.6
Max: 881.2
Range: 18.6
Average: 876.9
Standard Deviation: 2.4 ft

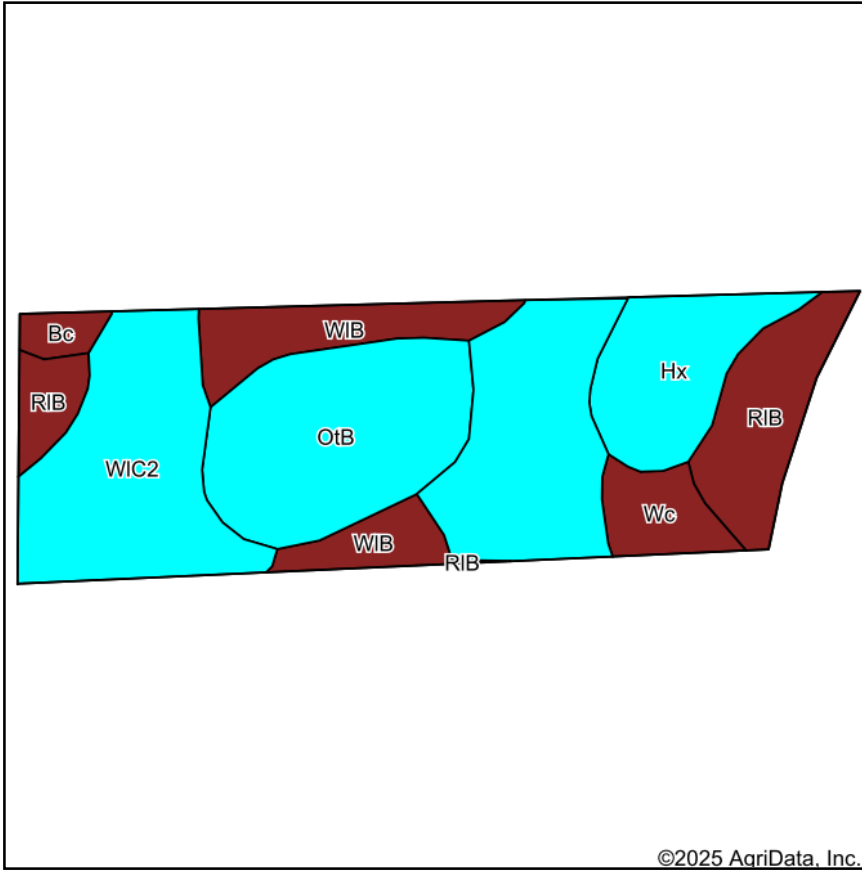


7/21/2025

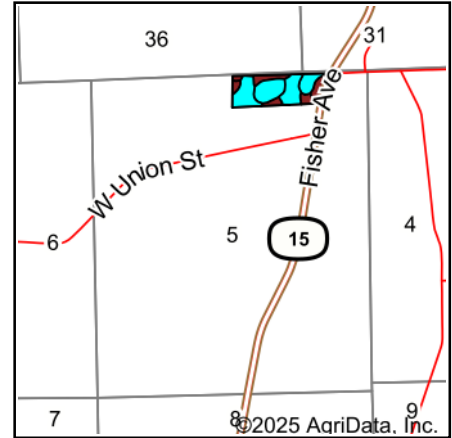
5-31N-6E
Kosciusko County
Indiana

Boundary Center: 41° 10' 21.96, -85° 52' 55.24

SOIL MAP - TRACT 2



©2025 AgriData, Inc.



State: **Indiana**
 County: **Kosciusko**
 Location: **5-31N-6E**
 Township: **Clay**
 Acres: **22.82**
 Date: **7/21/2025**

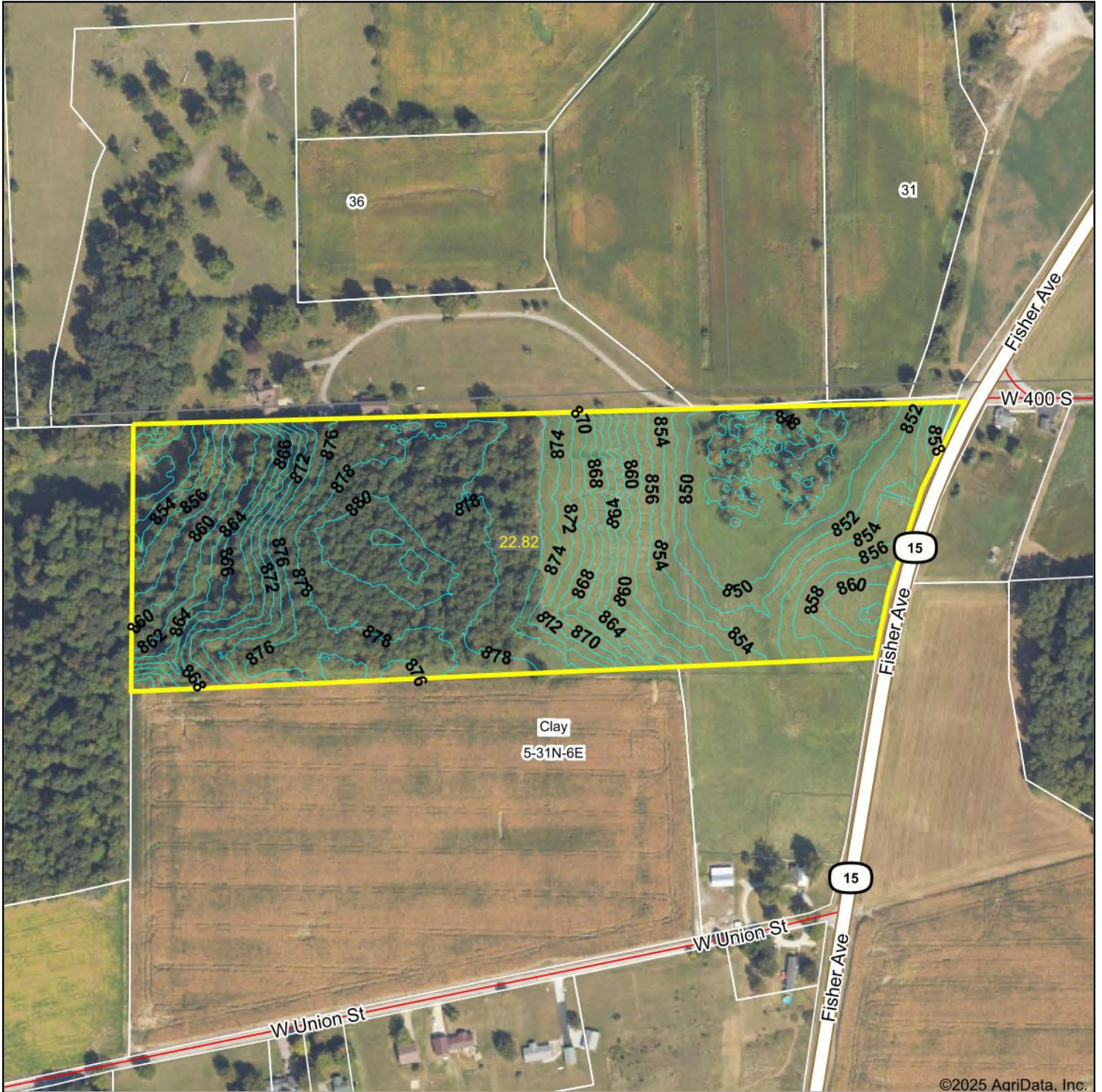


Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	8.81	38.5%		IIIe	130	46
OIB	Ormas loamy sand, sandy substratum, 2 to 6 percent slopes	4.73	20.7%		IIIe	100	35
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	2.89	12.7%		Ile	141	49
Hx	Houghton muck, drained	2.50	11.0%		IIIw	159	42
WB	Wawasee fine sandy loam, 2 to 6 percent slopes	2.46	10.8%		Ile	145	51
Wc	Washtenaw silt loam	1.05	4.6%		IIw	165	49
Bc	Barry loam	0.38	1.7%		IIw	175	49
Weighted Average					2.70	132.3	44.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPO CONTOURS MAP - TRACT 2



©2025 AgriData, Inc.



Source: USGS 1 meter dem



Interval(ft): 2.0

Min: 847.2

Max: 882.7

Range: 35.5

Average: 865.1

Standard Deviation: 11.55 ft



7/21/2025

5-31N-6E
Kosciusko County
Indiana

Boundary Center: 41° 10' 28.8, -85° 52' 51.23

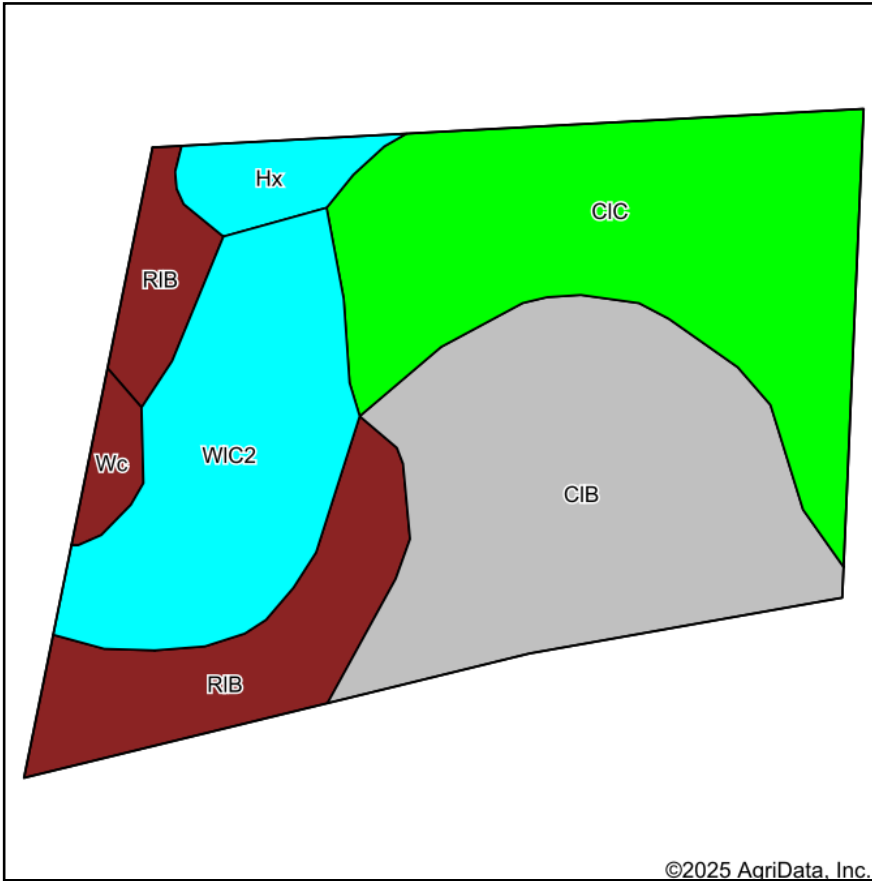
Maps Provided By:



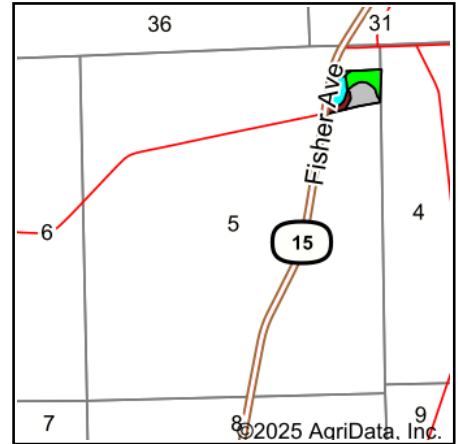
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP - TRACT 4



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **5-31N-6E**
 Township: **Clay**
 Acres: **13.04**
 Date: **7/21/2025**



Area Symbol: IN085, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	
CIB	Coloma loamy sand, 0 to 6 percent slopes, fine-loamy minor components	4.08	31.2%		IVs	88	31	
CIC	Coloma loamy sand, 6 to 12 percent slopes, fine-loamy minor components	3.87	29.7%		VI s	78	27	
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	2.50	19.2%		III e	130	46	
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	1.92	14.7%		II e	141	49	
Hx	Houghton muck, drained	0.44	3.4%		III w	159	42	
Wc	Washtenaw silt loam	0.23	1.8%		II w	165	49	
Weighted Average						4.04	104.6	36

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPO CONTOURS MAP - TRACT 4



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

Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 851.2

Max: 878.7

Range: 27.5

Average: 870.6

Standard Deviation: 6.89 ft

0ft 221ft 442ft

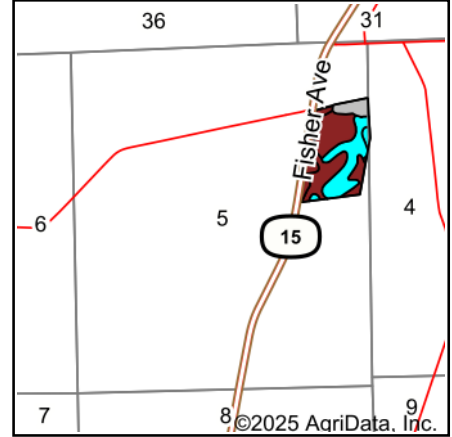
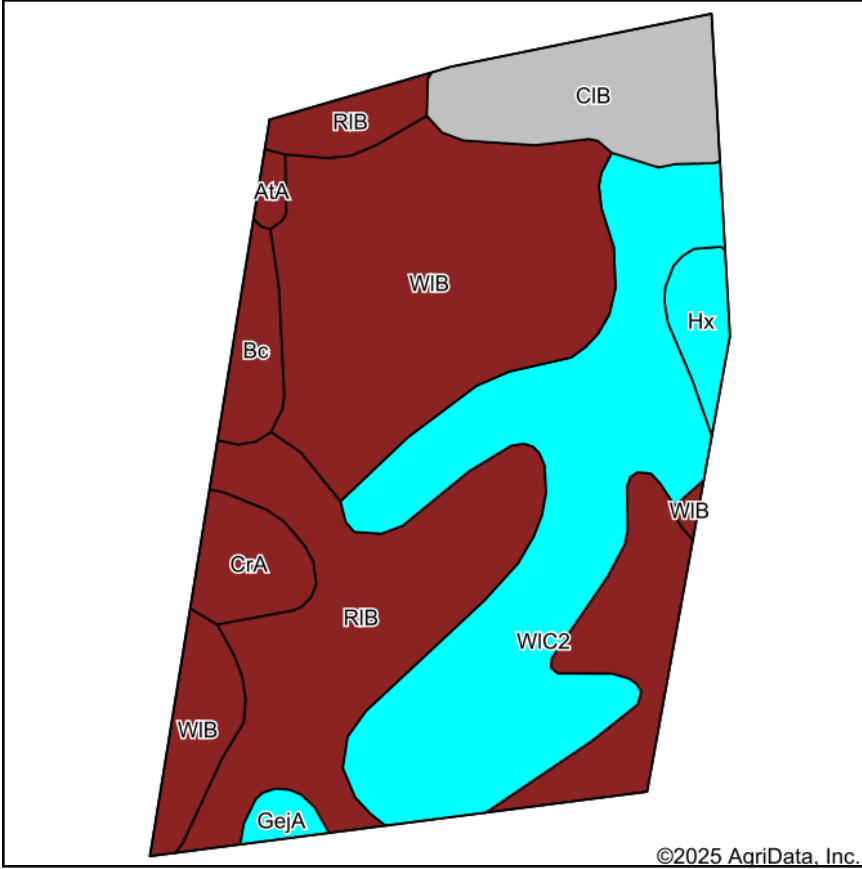


7/21/2025

5-31N-6E
Kosciusko County
Indiana

Boundary Center: 41° 10' 24.34, -85° 52' 36.21

SOIL MAP - TRACTS 5 & 6



State: **Indiana**
 County: **Kosciusko**
 Location: **5-31N-6E**
 Township: **Clay**
 Acres: **40.07**
 Date: **7/21/2025**



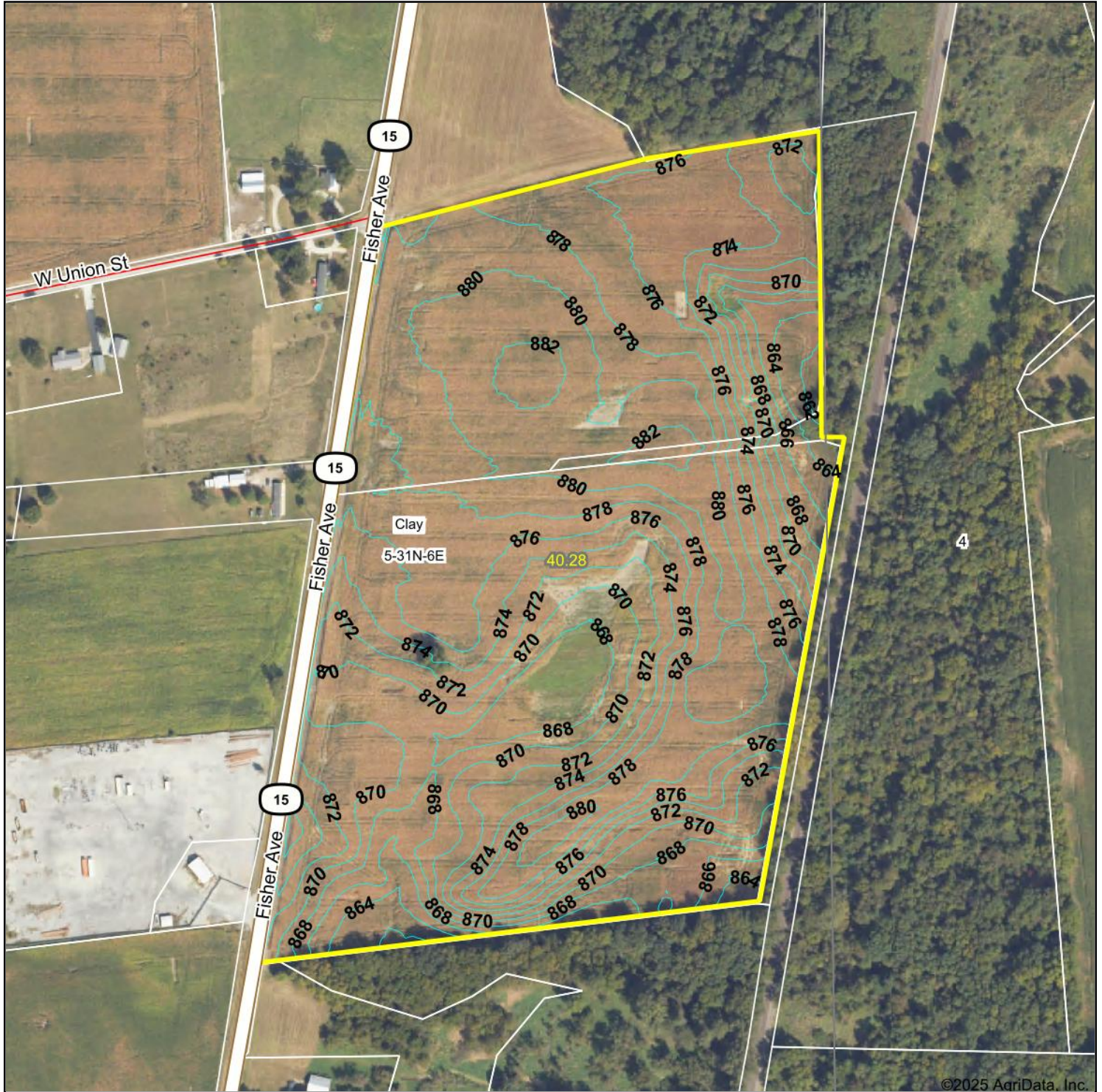
Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	11.26	28.1%		IIIe	130	46
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	11.08	27.7%		Ile	145	51
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	10.66	26.6%		Ile	141	49
CIB	Coloma loamy sand, 0 to 6 percent slopes, fine-loamy minor components	3.34	8.3%		IVs	88	31
CrA	Crosier loam, 0 to 1 percent slopes	1.30	3.2%		IIw	154	50
Bc	Barry loam	1.03	2.6%		IIw	175	49
Hx	Houghton muck, drained	0.84	2.1%		IIIw	159	42
GejA	Gilford sandy loam, till plain, 0 to 2 percent slopes	0.35	0.9%		IIIw	152	53
ATA	Aubbeenaubbee fine sandy loam, moderately permeable substratum, 0 to 2 percent slopes	0.21	0.5%		IIw	135	44
Weighted Average					2.48	136.3	47.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

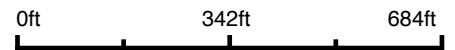
TOPO CONTOURS MAP - TRACTS 5 & 6



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Source: USGS 1 meter dem



Interval(ft): 2.0

Min: 861.0

Max: 883.4

Range: 22.4

Average: 874.4

Standard Deviation: 5.02 ft



7/21/2025

5-31N-6E
Kosciusko County
Indiana

Boundary Center: 41° 10' 13.55, -85° 52' 37.9

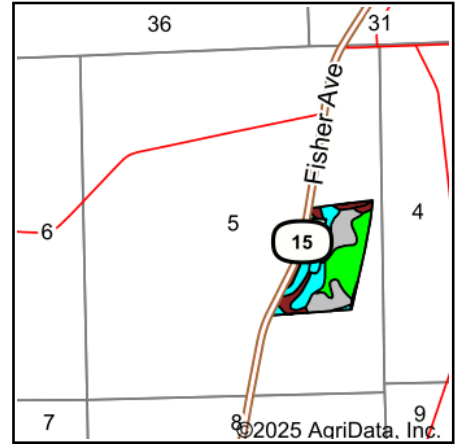
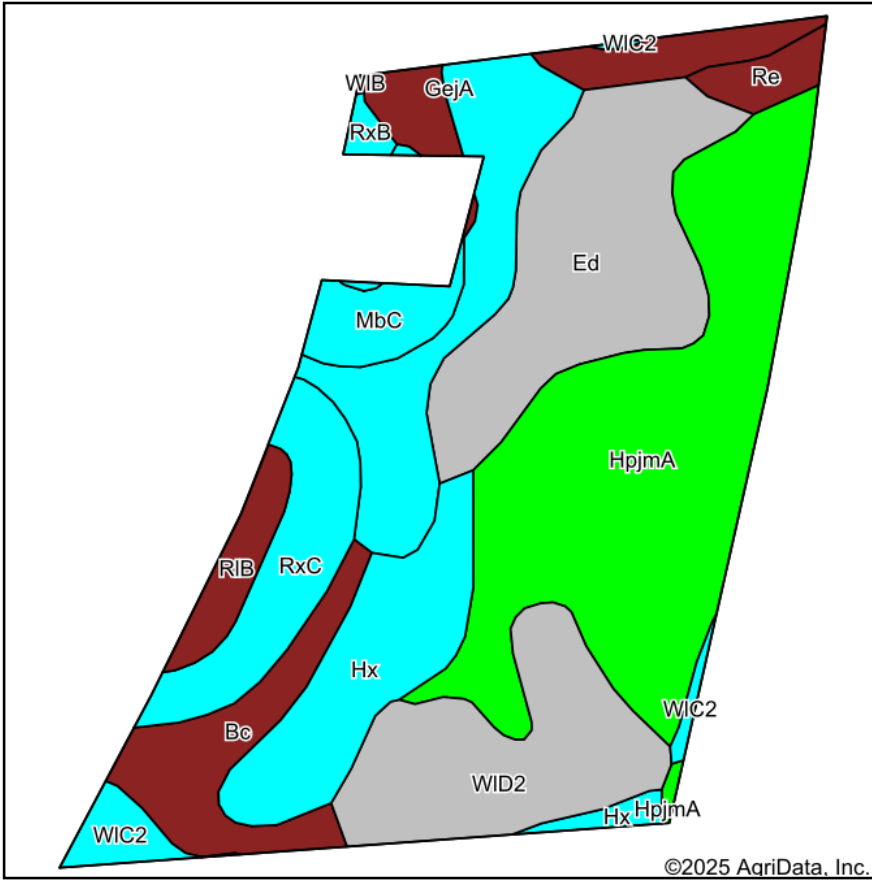
Maps Provided By:



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

SOIL MAP - TRACTS 7-9



State: **Indiana**
 County: **Kosciusko**
 Location: **5-31N-6E**
 Township: **Clay**
 Acres: **48.88**
 Date: **7/21/2025**



Soils data provided by USDA and NRCS.

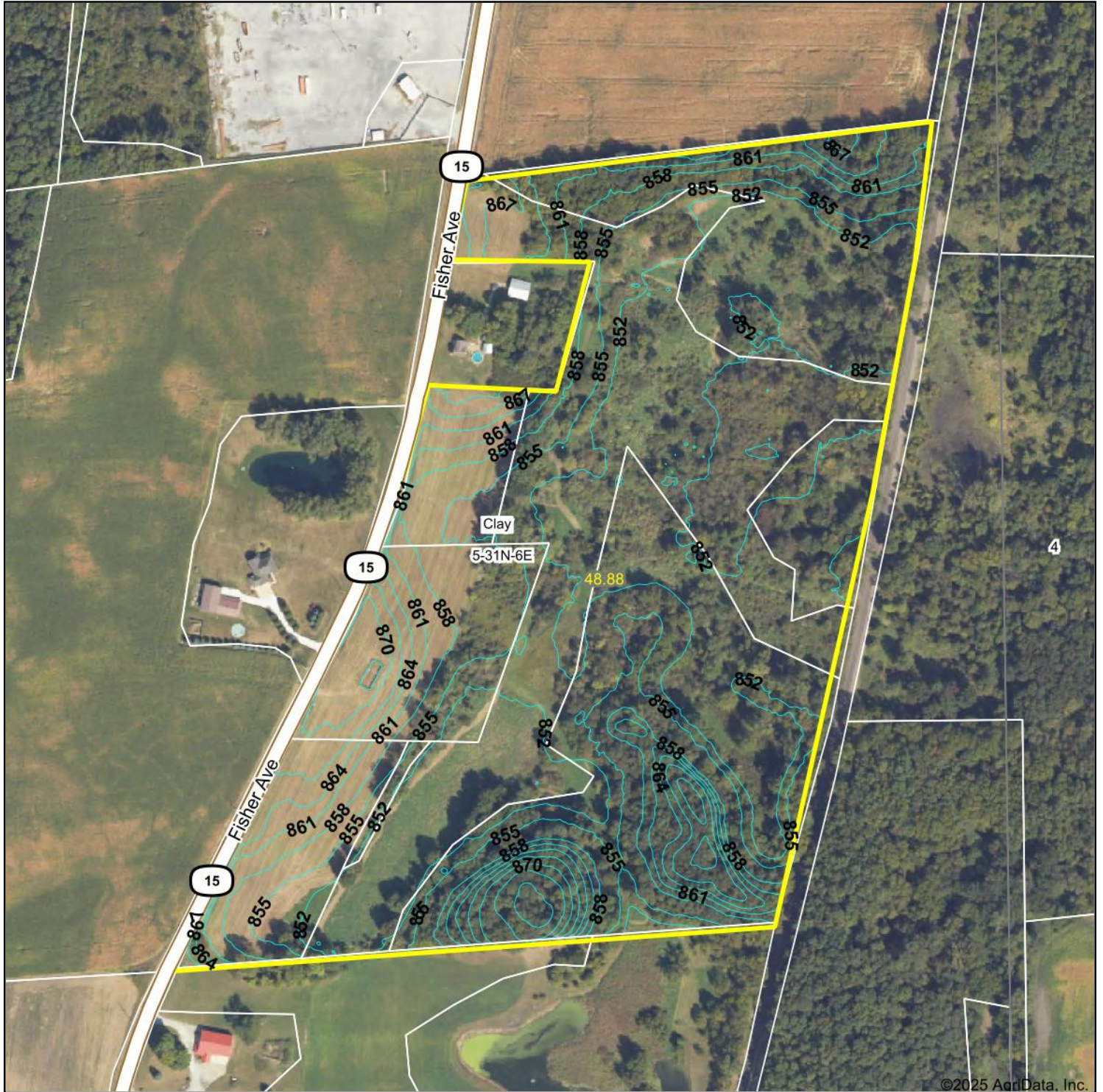
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Area Symbol: IN085, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu
HpjmA	Houghton muck, disintegration moraine, 0 to 2 percent slopes	13.78	28.0%		Vw		
Ed	Edwards muck, drained	7.45	15.2%		IVw	137	36
WID2	Wawasee fine sandy loam, 12 to 18 percent slopes, eroded	5.61	11.5%		IVe	115	40
GejA	Gilford sandy loam, till plain, 0 to 2 percent slopes	4.68	9.6%		IIIw	152	53
Hx	Houghton muck, drained	4.58	9.4%		IIIw	159	42
RxC	Riddles-Ormas-Kosciusko complex, 6 to 12 percent slopes	3.22	6.6%		IIIe	103	36
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	3.18	6.5%		Ile	141	49
Bc	Barry loam	3.06	6.3%		Ilw	175	49
MbC	Metae loamy sand, 6 to 12 percent slopes	1.35	2.8%		IIIe	100	35
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	0.94	1.9%		IIIe	130	46
Re	Rensselaer loam, 0 to 1 percent slopes	0.76	1.6%		Ilw	167	49
RxB	Riddles-Ormas-Kosciusko complex, 2 to 6 percent slopes	0.27	0.6%		IIIe	113	39
Weighted Average					3.69	98.9	30.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPO CONTOURS MAP - TRACTS 7-9

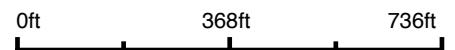


©2025 AgriData, Inc.



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

Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 849.2
Max: 877.4
Range: 28.2
Average: 855.8
Standard Deviation: 5.97 ft



7/21/2025

5-31N-6E
Kosciusko County
Indiana

Boundary Center: 41° 9' 55.9, -85° 52' 43.92

FSA INFORMATION

FSA INFORMATION - TRACTS 1-6

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 10460
Prepared : 7/17/25 7:52 PM CST
Crop Year : 2025

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
CRP Contract Number(s) : None
Recon ID : 18-085-2025-186
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
101.84	65.60	65.60	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	65.60	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	41.80	0.00	114	0
Soybeans	19.70	0.00	48	0
TOTAL	61.50	0.00		

NOTES

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Tract Number : 21787

Description :
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BRET WOLF
Other Producers : None
Recon ID : 18-085-2025-185

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
47.74	20.13	20.13	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION - TRACTS 1-6

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10460
Prepared : 7/17/25 7:52 PM CST
Crop Year : 2025

Tract 21787 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	20.13	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	12.83	0.00	114
Soybeans	6.05	0.00	48
TOTAL	18.88	0.00	

NOTES

Tract Number : 21788

Description :
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BRET WOLF
Other Producers : None
Recon ID : 18-085-2025-185

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
54.10	45.47	45.47	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	45.47	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	28.97	0.00	114
Soybeans	13.65	0.00	48
TOTAL	42.62	0.00	

NOTES

FSA INFORMATION - TRACTS 1-6

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10460
Prepared : 7/17/25 7:52 PM CST
Crop Year : 2025

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FSA INFORMATION - TRACTS 1-6

USDA Farm 10460 Tract 21787
 Administered by: Kosciusko County, Indiana

Source: Primarily USDA NAIP 2022 Imagery; IDHS or Dynamap roads; FSA data 2025-07-17 14:33:07

Map prepared on: 7/17/2025
 47.74 Tract acres
 20.13 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 ■ CRP
 ■ CLU
 ● Restricted Use
 ▲ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	20.13	N	2				Y

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

FSA INFORMATION - TRACTS 1-6

USDA Farm 10460 Tract 21788 Map prepared on: 7/17/2025
 Administered by: Kosciusko County, Indiana

54.1 Tract acres
 45.47 Cropland acres
 0 CRP acres

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2025-07-17 14:33:07

Legend:
 CRP (Black outline)
 CLU (Yellow outline) **Kosciusko**
Wetland Determination Identifiers:
 Restricted Use (Red circle)
 Limited Restrictions (Yellow triangle)
 Exempt from Conservation Compliance Provisions (Green square)



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
10	4.93	N	2					Y
12	40.54	N	2					Y

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FSA INFORMATION - TRACTS 7-9

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 10458
Prepared : 7/17/25 7:51 PM CST
Crop Year : 2025

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : BRET WOLF
CRP Contract Number(s) : None
Recon ID : 18-085-2025-184
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
49.06	9.29	9.29	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	9.29	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

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

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Tract Number : 21785

Description :
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
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 : BRET WOLF
Other Producers : None
Recon ID : 18-085-2025-183

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
49.06	9.29	9.29	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	9.29	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION - TRACTS 7-9

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10458
Prepared : 7/17/25 7:51 PM CST
Crop Year : 2025

DCP Crop Data

Tract 21785 Continued ...

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

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PROPERTY RECORD CARDS

PROPERTY RECORD CARDS - TRACTS 1-4

43-15-05-100-001.000-001

General Information

Parcel Number
43-15-05-100-001.000-001

Local Parcel Number
0172500170

Tax ID:

Routing Number
001-017-001

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County
Kosciusko

Township
CLAY

District 001 (Local 001)
CLAY TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 9109010-001
CLAY TWP ACREAGE - AG

Section/Plat
5-31-6

Location Address (1)
2198 W UNION ST
WARSAW, IN 46580

WOLF BRET W & SUE E

Ownership

WOLF BRET W & SUE E
407 S HIGH ST
WARSAW, IN 46580

Legal

1-17-1
LOT 1 IN NE LESS 7.114 MDL PT 5-31-6 60-25A

2198 W UNION ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	VII
07/13/2005	WOLF BRET W & SUE E		WD	/	\$18,767	
04/30/2004	MUSSER JOYCE E & WOLF BRET W & SUE E	2004006945	WD	/		
06/07/2002	MUSSER JOYCE E & WOLF BRET W & SUE E	2002060431	QC	/		
03/14/2002	YOTTER BONNIE J & WOLF BRET W & SUE E		CT	/		
05/01/1997	YOTTER BONNIE JEA & WOLF BRET W & SUE E		WD	/	\$158,000	
04/30/1997	SPRONG BORIS ELL & WOLF BRET W & SUE E		WD	/	\$158,000	

101, Cash Grain/General Farm

Agricultural

Valuation Records

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2025	AA	01/01/2025	Indiana Cost Mod	1.0000		\$115,000	\$25,000	\$90,000	\$0	\$124,200	\$126,600	\$0	\$11,000	\$252,600	\$151,600	\$90,000	\$11,000
2024	AA	01/01/2024	Indiana Cost Mod	1.0000		\$105,900	\$20,000	\$85,900	\$0	\$124,200	\$113,000	\$0	\$11,200	\$230,100	\$112,900	\$85,900	\$11,200
2023	AA	01/01/2023	Indiana Cost Mod	1.0000		\$91,600	\$20,000	\$71,600	\$0	\$107,000	\$92,900	\$0	\$14,100	\$198,600	\$112,900	\$71,600	\$14,100
2022	AA	01/01/2022	Indiana Cost Mod	1.0000		\$76,500	\$20,000	\$56,500	\$0	\$95,700	\$83,400	\$0	\$12,300	\$172,200	\$103,400	\$56,500	\$12,300
2021	AA	01/01/2021	Indiana Cost Mod	1.0000		\$68,600	\$20,000	\$48,600	\$0	\$83,200	\$73,300	\$0	\$9,900	\$151,800	\$93,300	\$48,600	\$9,900

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

Land Computations

Calculated Acreage	60.25
Actual Frontage	0
Developer Discount	
Parcel Acreage	60.25
81 Legal Drain NV	0.00
82 Public Roads NV	1.43
83 UT Towers NV	0.00
9 Homestead	1.00
91/92 Acres	0.00
Total Acres Farmland	57.82
Farmland Value	\$89,990
Measured Acreage	57.82
Avg Farmland Value/Acre	1556
Value of Farmland	\$89,970
Classified Total	\$0
Farm / Classified Value	\$90,000
Homestead(s) Value	\$25,000
91/92 Value	\$0
Supp. Page Land Value	\$25,000
CAP 1 Value	\$90,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$115,000

Market Model
13 HOUSE RENTALS

Topography
Flood Hazard

Public Utilities
ERA

Streets or Roads
TIF

Neighborhood Life Cycle Stage
Other

Printed Saturday, April 12, 2025

Review Group 2024

Land Pricing Method
Type d

Land Type	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Int'l. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A	0	1.0000	\$25,000	\$25,000	\$25,000	0%	1.0000	100.00	0.00	0.00	\$25,000
4	A	0	3.9800	\$2,390	\$2,032	\$8,087	0%	1.0000	0.00	100.00	0.00	\$8,080
4	A	0	3.4400	\$2,390	\$2,844	\$9,783	0%	1.0000	0.00	100.00	0.00	\$9,780
4	A	0	0.9300	\$2,390	\$1,219	\$1,134	0%	1.0000	0.00	100.00	0.00	\$1,130
4	A	0	0.2700	\$2,390	\$1,195	\$323	0%	1.0000	0.00	100.00	0.00	\$320
4	A	0	1.1400	\$2,390	\$2,653	\$3,024	0%	1.0000	0.00	100.00	0.00	\$3,020
4	A	0	0.5000	\$2,390	\$1,434	\$717	0%	1.0000	0.00	100.00	0.00	\$720
4	A	0	1.4800	\$2,390	\$2,342	\$3,466	0%	1.0000	0.00	100.00	0.00	\$3,470
4	A	0	7.3000	\$2,390	\$2,342	\$17,097	0%	1.0000	0.00	100.00	0.00	\$17,100
4	A	0	2.4700	\$2,390	\$2,653	\$6,553	0%	1.0000	0.00	100.00	0.00	\$6,550
4	A	0	7.2400	\$2,390	\$2,127	\$15,399	0%	1.0000	0.00	100.00	0.00	\$15,400
4	A	0	8.7400	\$2,390	\$1,840	\$16,082	0%	1.0000	0.00	100.00	0.00	\$16,080
5	A	0	0.3500	\$2,390	\$2,844	\$995	-60%	1.0000	0.00	100.00	0.00	\$400
5	A	0	1.8800	\$2,390	\$2,653	\$4,988	-60%	1.0000	0.00	100.00	0.00	\$2,000
5	A	0	0.1900	\$2,390	\$2,342	\$445	-60%	1.0000	0.00	100.00	0.00	\$180

Data Source N/A

Collector

Appraiser

CLAY TWP ACREAGE - AG 1/4

Notes

7/7/2023 REA: 2024 CHANGED EFF AGE OF RES FROM 1955 TO 1970 & CHANGED 7x29 CONCP TO MSTP. CORRECTED DIMENSIONS OF SHEDS. CHANGED EFF AGE OF 12 & LENTO FROM 1910 TO 1960. CORRECTED HEIGHT OF LEANTO FROM 1' TO 8'. CHANGED EFF AGE OF 8x10 SHED FROM 1910 TO 1950 & 10x12 SHED FROM 1930 TO 1980 PER PICTOMETRY

9/17/2019 REA: 2020 CORRECTED AG LAND PER REPORT & PICTOMETRY. LARGE SECTION ON NON TILLABLE IS PASTURE LAND. CHANGED TO LAND TYPE 4. CHANGED GRADE ON HOUSE FROM D+2 TO D+1 & ADJ EFF YR TO 1955. CORRECTED HEIGHT ON 12 BARN FROM 16' TO 12' PER PICTOMETRY

PROPERTY RECORD CARDS - TRACTS 1-4

43-15-05-100-001,000-001

WOLF BRET W & SUE E

2198 W UNION ST

Supplemental Land Page

CLAY TWP ACREAGE - AG/91

2/4

Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Intl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
5	A	WLC	0	0.1300	0.77	\$2,390	\$1,840	\$239	-60%	1.0000	0.00	100.00	0.00	\$100
6	A	BC	0	0.0400	1.19	\$2,390	\$2,844	\$114	-80%	1.0000	0.00	100.00	0.00	\$20
6	A	CLB	0	2.6800	0.51	\$2,390	\$1,219	\$3,267	-80%	1.0000	0.00	100.00	0.00	\$650
6	A	CLC	0	3.3800	0.50	\$2,390	\$1,195	\$4,039	-80%	1.0000	0.00	100.00	0.00	\$810
6	A	OTB	0	4.2900	0.60	\$2,390	\$1,434	\$6,152	-80%	1.0000	0.00	100.00	0.00	\$1,230
6	A	RLB	0	0.6600	0.98	\$2,390	\$2,342	\$1,546	-80%	1.0000	0.00	100.00	0.00	\$310
6	A	WLB	0	2.0500	0.89	\$2,390	\$2,127	\$4,360	-80%	1.0000	0.00	100.00	0.00	\$870
6	A	WLC	0	4.6300	0.77	\$2,390	\$1,840	\$8,519	-80%	1.0000	0.00	100.00	0.00	\$1,700
71	A	ATA	0	0.0500	0.85	\$2,390	\$2,032	\$102	-40%	1.0000	0.00	100.00	0.00	\$60
82	A		0	1.4300	1.00	\$2,390	\$2,390	\$3,418	-100%	1.0000	0.00	100.00	0.00	\$00

PROPERTY RECORD CARDS - TRACTS 1-4

43-15-05-100-001,000-001

WOLF BRET W & SUE E

2198 W UNION ST

101, Cash Grain/General Farm

CLAY TWP ACREAGE - AG

3/4

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1 1/2
 Style 20 1 1/2 story older
 Finished Area 1445 sqft
 Make

Plumbing

Full Bath 1 3
 Half Bath 0 0
 Kitchen Sinks 1 1
 Water Heaters 1 1
 Add Fixtures 0 0
 Total 3 5

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Accommodations

Bedrooms 3
 Living Rooms 0
 Dining Rooms 0
 Family Rooms 0
 Total Rooms 9

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Heat Type

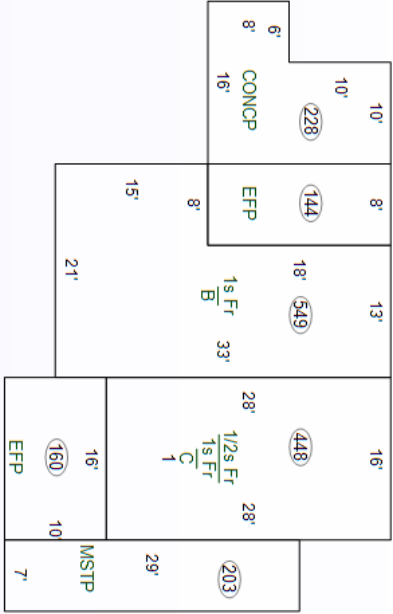
Central Warm Air

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description Area Value
 Porch, Enclosed Frame 160 \$11,600
 Stoop, Masonry 203 \$4,400
 Porch, Enclosed Frame 144 \$11,600
 Patio, Concrete 228 \$1,700



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1-Fr	997	997	\$105,300	
2				
3				
4				
1/4	448	448	\$24,300	
1/2 1-Fr	448	448	\$24,300	
3/4				
Attic				
Bsmt	549	0	\$25,300	
Crawl	448	0	\$5,400	
Slab				
Adjustments	1 Row Type Adj, x 1.00			\$160,300
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)		5 - 5 = 0	\$0	\$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$160,300
Sub-Total, 1 Units				
Exterior Features (+)			\$29,300	\$189,600
Garages (+) 0 sqft			\$0	\$189,600
Quality and Design Factor (Grade)			0.85	
Location Multiplier			0.90	
Replacement Cost				\$145,044

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	EFF Year	EFF Co	EFF Age	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrd	Mkt	Cap 1	Cap 2	Cap 3	Improv Value	
1: Single-Family	1 1/2	Wood Fr	D-1	1905	1970	55 A		0.90			1,994 sqft	\$145,044	45%	\$79,770	0%	100%	1,540	1,000	100.00	0.00	0.00	\$122,800

Total all pages \$137,600

Total this page \$122,800

PROPERTY RECORD CARDS - TRACTS 1-4

43-15-05-100-001,000-001 WOLF BRET W & SUE E

2198 W UNION ST

101, Cash Grain/General Farm

CLAY TWP ACREAGE - AG

4/4

General Information

Occupancy Barn, Bank & Flat (T2)
 Description Barn, Bank & Flat (T2)
 Story Height 0
 Style N/A
 Finished Area N/A
 Make

Plumbing

Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

44'	616	14'	LEANTO	2
-----	-----	-----	--------	---

12	120	UTLISHED	4
----	-----	----------	---

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

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

Floor Finish
 Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Accommodations
 Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

25'	1100	25'		
-----	------	-----	--	--

12	120	UTLISHED	4
----	-----	----------	---

Heat Type

Roofing
 Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

80	UTLISHED	8'	UTLISHED	10'
----	----------	----	----------	-----

Sub-Total, One Unit
Sub-Total, 1 Units
 Exterior Features (+)
 Garages (+) 0 sqft
 Quality and Design Factor (Grade)
 Location Multiplier
Replacement Cost

Exterior Features

Description	Specialty Plumbing	Count	Value

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Age	Eff Co	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Apn Obs	PC Nbrhd	Mkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Barn, Bank & Flat (T2)	1		D	1910	1960	65 A		\$39.37	0.90		25' x 44' x 12'	\$29,428	65%	\$10,300	0%	1,000	1,000	0.00	0.00	100.00	\$10,300
2: Lean-To	1	Earth Flo	D	1910	1960	65 A		\$4.69	0.90		14'x44' x 8'	\$2,080	65%	\$730	0%	1,000	1,000	0.00	0.00	100.00	\$700
3: Utility Shed	1		C	1910	1950	75 A		\$64.23	0.90		8'x10'	\$4,625	65%	\$1,620	0%	1,540	1,000	100.00	0.00	0.00	\$2,500
4: Utility Shed	1		C	1930	1980	45 A		\$21.97	0.90		10'x12'	\$2,373	65%	\$830	0%	1,540	1,000	100.00	0.00	0.00	\$1,300

Total all pages

\$137,600

Total this page

\$14,800

PROPERTY RECORD CARDS - TRACT 5

43-15-05-100-045,000-001

General Information

Parcel Number
43-15-05-100-045,000-001
Local Parcel Number
0172500172
Tax ID:

Routing Number
001-017-019
Property Class 100
Vacant Land

Year: 2025

Location Information

County
Kosciusko
Township
CLAY
District 001 (Local 001)
CLAY TOWNSHIP
School Corp 4415
WARSAW COMMUNITY
Neighborhood 9109010-001
CLAY TWP ACREAGE - AG
Section/Plat
5-31-6
Location Address (1)
SR 15
CLAYPOOL, IN 46510

WOLF BRET W & SUE E

Ownership

WOLF BRET W & SUE E
407 S HIGH ST
WARSAW, IN 46580

Legal

1-17-19
LOT 6 PART D IN NE 5-31-6 16.00A

SR 15

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	VII
07/13/2005	WOLF BRET W & SUE E		WD			
04/30/2004	MUSSER JOYCE E & SUE E	2004006945	WD			\$18,767
06/07/2002	MUSSER JOYCE E & SUE E	2002060431	QC			
03/14/2002	YOTTER BONNIE J		CT			
05/01/1997	YOTTER BONNIE JEA		WD			\$158,000
04/30/1997	SPRONG DORIS ELL		WD			\$158,000

100, Vacant Land

Agricultural

Valuation Records

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Non Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2025	AA	01/01/2025	Indiana Cost Mod	1.0000		\$30,300	\$0	\$30,300	\$0	\$0	\$0	\$0	\$0	\$30,300	\$0	\$30,300	\$0
2024	AA	01/01/2024	Indiana Cost Mod	1.0000		\$28,900	\$0	\$28,900	\$0	\$0	\$0	\$0	\$0	\$28,900	\$0	\$28,900	\$0
2023	AA	01/01/2023	Indiana Cost Mod	1.0000		\$24,100	\$0	\$24,100	\$0	\$0	\$0	\$0	\$0	\$24,100	\$0	\$24,100	\$0
2022	AA	01/01/2022	Indiana Cost Mod	1.0000		\$19,100	\$0	\$19,100	\$0	\$0	\$0	\$0	\$0	\$19,100	\$0	\$19,100	\$0
2021	AA	01/01/2021	Indiana Cost Mod	1.0000		\$16,400	\$0	\$16,400	\$0	\$0	\$0	\$0	\$0	\$16,400	\$0	\$16,400	\$0

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

Land Computations

Calculated Acreage	16.00
Actual Frontage	0
Developer Discount	
Parcel Acreage	16.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.29
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	15.71
Farmland Value	\$30,330
Measured Acreage	15.71
Avg Farmland Value/Acre	1931
Value of Farmland	\$30,340
Classified Total	\$0
Farm / Classified Value	\$30,300
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$30,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$30,300

CLAY TWP ACREAGE - AG

Notes

8/23/2006 MEM: CHANGED KEY # PER GIS

Characteristics

Topography Flood Hazard
Public Utilities ERA
TIF
Streets or Roads
Neighborhood Life Cycle Stage
Other
Saturated, April 12, 2025
Printed
Review Group 2024

Land Type	Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Int'l. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	ATA	0	0.210000	\$2,390	\$2,032	\$427	0%	1.0000	0.00	100.00	0.00	\$430
4	A	BC	0	0.670000	\$2,390	\$2,844	\$1,905	0%	1.0000	0.00	100.00	0.00	\$1,910
4	A	CLB	0	3.890000	\$2,390	\$1,219	\$4,742	0%	1.0000	0.00	100.00	0.00	\$4,740
4	A	CLC	0	0.020000	\$2,390	\$1,195	\$24	0%	1.0000	0.00	100.00	0.00	\$20
4	A	HX	0	0.430000	\$2,390	\$2,653	\$1,141	0%	1.0000	0.00	100.00	0.00	\$1,140
4	A	RLB	0	1.100000	\$2,390	\$2,342	\$2,576	0%	1.0000	0.00	100.00	0.00	\$2,580
4	A	WLB	0	7.760000	\$2,390	\$2,127	\$16,506	0%	1.0000	0.00	100.00	0.00	\$16,510
4	A	WLC	0	1.630000	\$2,390	\$1,840	\$2,999	0%	1.0000	0.00	100.00	0.00	\$3,000
82	A		0	0.2900	\$2,390	\$2,390	\$693	-100%	1.0000	0.00	100.00	0.00	\$0

Data Source	N/A
Collector	
Appraiser	

PROPERTY RECORD CARDS - TRACT 6

43-15-05-100-018,000-001

General Information

Parcel Number
43-15-05-100-018,000-001

Local Parcel Number
0172500171

Tax ID:

Routing Number
001-017-010

Property Class 100
Vacant Land

Year: 2025

WOLF BRET W & SUE E

Ownership

WOLF BRET W & SUE E
407 S HIGH ST
WARSAW, IN 46580

SR 15

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	W/I
07/13/2005	WOLF BRET W & SUE E		WD	/	\$18,767	
04/30/2004	MUSSER JOYCE E & MUSSER JOYCE E &	6945	WD	/		
06/07/2002	YOTTER BONNIE J	2002060431	QC	/		
03/14/2002	YOTTER BONNIE J		CT	/		
05/01/1997	YOTTER BONNIE JEA		WD	/	\$158,000	
04/30/1997	SPRONG DORIS ELL		WD	/	\$158,000	

100, Vacant Land

Notes

1/2



Agricultural

Location Information

County
Kosciusko

Township
CLAY

District 001 (Local 001)
CLAY TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 9109010-001
CLAY TWP ACREAGE - AG

Section/Plat
5-31-6

Location Address (1)
SR 15

CLAYPOOL, IN 46510

Assessment Year

Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required
AA	01/01/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>
AA	01/01/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>
AA	01/01/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>
AA	01/01/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>
AA	01/01/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>

Valuation Records

Year	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Non Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2025	\$56,400	\$0	\$56,400	\$0	\$0	\$0	\$0	\$0	\$56,400	\$0	\$56,400	\$0
2024	\$53,800	\$0	\$53,800	\$0	\$0	\$0	\$0	\$0	\$53,800	\$0	\$53,800	\$0
2023	\$44,900	\$0	\$44,900	\$0	\$0	\$0	\$0	\$0	\$44,900	\$0	\$44,900	\$0
2022	\$35,400	\$0	\$35,400	\$0	\$0	\$0	\$0	\$0	\$35,400	\$0	\$35,400	\$0
2021	\$30,500	\$0	\$30,500	\$0	\$0	\$0	\$0	\$0	\$30,500	\$0	\$30,500	\$0

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

Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Intl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
A	BC	0	0.350000	\$2,390	\$2,844	\$995	0%	1.0000	0.00	100.00	0.00	\$1,000
A	CRA	0	1.280000	\$2,390	\$2,438	\$3,121	0%	1.0000	0.00	100.00	0.00	\$3,120
A	GF	0	0.440000	\$2,390	\$2,247	\$989	0%	1.0000	0.00	100.00	0.00	\$990
A	HX	0	0.460000	\$2,390	\$2,653	\$1,220	0%	1.0000	0.00	100.00	0.00	\$1,220
A	RLB	0	10.290000	\$2,390	\$2,342	\$24,099	0%	1.0000	0.00	100.00	0.00	\$24,100
A	WLB	0	3.440000	\$2,390	\$2,127	\$7,317	0%	1.0000	0.00	100.00	0.00	\$7,320
A	WLC	0	9.680000	\$2,390	\$1,840	\$17,811	0%	1.0000	0.00	100.00	0.00	\$17,810
A	RE	0	1.000000	\$2,390	\$3,059	\$3,059	-80%	1.0000	0.00	100.00	0.00	\$610
A	RLB	0	0.550000	\$2,390	\$2,342	\$1,288	-80%	1.0000	0.00	100.00	0.00	\$260
A	ERA	0	0.5100	\$2,390	\$2,390	\$1,219	-100%	1.0000	0.00	100.00	0.00	\$0

Land Computations

Calculated Acreage	28.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	28.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.51
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	27.49
Farmland Value	\$56,430
Measured Acreage	27.49
Avg Farmland Value/Acre	2053
Value of Farmland	\$56,440
Classified Total	\$0
Farm / Classified Value	\$56,400
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$56,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$56,400

Public Utilities

ERA

Streets or Roads

TIF

Neighborhood Life Cycle Stage

Other
Printed
Saturday, April 12, 2025

Data Source N/A

Collector

Appraiser

PROPERTY RECORD CARDS - TRACTS 7 & 8

43-15-05-200-031.000-001

General Information

Parcel Number 43-15-05-200-031.000-001
 Local Parcel Number 0171600210
 Tax ID:

Routing Number 001-020-002
 Property Class 100
 Vacant Land

Year: 2025

Location Information

County Kosciusko
 Township CLAY
 District 001 (Local 001)
 CLAY TOWNSHIP
 WARSAW COMMUNITY
 Neighborhood 9109010-001
 CLAY TWP ACREAGE - AG

Section/Plat 5-31-6
 Location Address (1) SR 15
 Location Address (2) CLAYPOOL, IN 46510

Zoning AG AGRICULTURE
 Subdivision

Market Model N/A
 Characteristics

Topography Flood Hazard

Public Utilities ERA
 Streets or Roads TIF

Neighborhood Life Cycle Stage

Other Printed Saturday, April 12, 2025
 Review Group 2024

WOLF BRET W & SUE E TBE

Ownership

WOLF BRET W & SUE E TBE
 407 S HIGH ST
 WARSAW, IN 46580

Legal

1-202
 PT MDL PT E 1/2 S 31-6 43.10A PER DEED

SR 15

100, Vacant Land

CLAY TWP ACREAGE - AG

Notes

9/24/2009 COMB: W/ 1-17-13 FOR 2005 PAY 2006



Agricultural

Valuation Records

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)	Value
2025	AA	01/01/2025	Indiana Cost Mod	1.0000		\$34,800	\$0	\$34,800	\$0	\$0	\$0	\$0	\$34,800	\$0	\$0	\$0	\$34,800
2024	AA	01/01/2024	Indiana Cost Mod	1.0000		\$33,200	\$0	\$33,200	\$0	\$0	\$0	\$0	\$33,200	\$0	\$0	\$0	\$33,200
2023	AA	01/01/2023	Indiana Cost Mod	1.0000		\$27,700	\$0	\$27,700	\$0	\$0	\$0	\$0	\$27,700	\$0	\$0	\$0	\$27,700
2022	AA	01/01/2022	Indiana Cost Mod	1.0000		\$21,900	\$0	\$21,900	\$0	\$0	\$0	\$0	\$21,900	\$0	\$0	\$0	\$21,900
2021	AA	01/01/2021	Indiana Cost Mod	1.0000		\$18,800	\$0	\$18,800	\$0	\$0	\$0	\$0	\$18,800	\$0	\$0	\$0	\$18,800

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

Land Computations

Calculated Acreage	43.10
Actual Frontage	0
Developer Discount	
Parcel Acreage	43.10
81 Legal Drain NV	2.15
82 Public Roads NV	0.57
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	40.38
Farmland Value	\$34,810
Measured Acreage	40.38
Avg Farmland Value/Acre	862
Value of Farmland	\$34,810
Classified Total	\$0
Farm / Classified Value	\$34,800
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$34,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$34,800

Land Type	Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Int'l. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	BC	0	1.720000	1.19	\$2,390	\$2,844	0%	1.0000	0.00	100.00	0.00	\$4,890
4	A	GF	0	0.690000	0.94	\$2,390	\$2,247	0%	1.0000	0.00	100.00	0.00	\$1,550
4	A	HX	0	0.040000	1.11	\$2,390	\$2,653	0%	1.0000	0.00	100.00	0.00	\$110
4	A	MBC	0	1.110000	0.64	\$2,390	\$1,530	0%	1.0000	0.00	100.00	0.00	\$1,700
4	A	RLB	0	0.310000	0.98	\$2,390	\$2,342	0%	1.0000	0.00	100.00	0.00	\$730
4	A	RXB	0	0.020000	0.72	\$2,390	\$1,721	0%	1.0000	0.00	100.00	0.00	\$30
4	A	RXC	0	1.590000	0.64	\$2,390	\$2,433	0%	1.0000	0.00	100.00	0.00	\$2,430
4	A	WLC	0	0.590000	0.77	\$2,390	\$1,840	0%	1.0000	0.00	100.00	0.00	\$1,090
5	A	BC	0	1.120000	1.19	\$2,390	\$2,844	-60%	1.0000	0.00	100.00	0.00	\$1,270
5	A	ED	0	0.7190000	0.94	\$2,390	\$2,247	-60%	1.0000	0.00	100.00	0.00	\$6,460
5	A	GF	0	2.620000	0.94	\$2,390	\$2,247	-60%	1.0000	0.00	100.00	0.00	\$2,350
5	A	HT	0	0.7580000	0.50	\$2,390	\$1,195	-60%	1.0000	0.00	100.00	0.00	\$3,620
5	A	HX	0	3.920000	1.11	\$2,390	\$2,653	-60%	1.0000	0.00	100.00	0.00	\$4,160
5	A	MBC	0	0.1300000	0.64	\$2,390	\$1,530	-60%	1.0000	0.00	100.00	0.00	\$80
5	A	RLB	0	0.820000	0.98	\$2,390	\$2,342	-60%	1.0000	0.00	100.00	0.00	\$770

Data Source N/A

Collector

Appraiser

Appraiser

Appraiser

Appraiser

Appraiser

PROPERTY RECORD CARDS - TRACTS 7 & 8

43-15-05-200-031,000-001

WOLF BRET W & SUE E TBE

SR 15

Supplemental Land Page

CLAY TWP ACREAGE - AG/91

2/2

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	
5	A	RXB	0	0.220000	0.72	\$2,390	\$1,721	\$379	-60%	1,0000	0.00	100.00	0.00	\$150
5	A	WLB	0	0.010000	0.89	\$2,390	\$2,127	\$21	-60%	1,0000	0.00	100.00	0.00	\$10
5	A	WLC	0	0.080000	0.77	\$2,390	\$1,840	\$147	-60%	1,0000	0.00	100.00	0.00	\$60
6	A	BC	0	0.060000	1.19	\$2,390	\$2,844	\$171	-80%	1,0000	0.00	100.00	0.00	\$30
6	A	ED	0	0.120000	0.94	\$2,390	\$2,247	\$270	-80%	1,0000	0.00	100.00	0.00	\$50
6	A	HT	0	3.470000	0.50	\$2,390	\$1,195	\$4,147	-80%	1,0000	0.00	100.00	0.00	\$830
6	A	HX	0	0.670000	1.11	\$2,390	\$2,653	\$1,778	-80%	1,0000	0.00	100.00	0.00	\$360
6	A	RE	0	0.480000	1.28	\$2,390	\$3,059	\$1,468	-80%	1,0000	0.00	100.00	0.00	\$290
6	A	RLB	0	0.020000	0.98	\$2,390	\$2,342	\$47	-80%	1,0000	0.00	100.00	0.00	\$10
6	A	WLC	0	0.050000	0.77	\$2,390	\$1,840	\$92	-80%	1,0000	0.00	100.00	0.00	\$20
6	A	WLD	0	5.750000	0.64	\$2,390	\$1,530	\$8,798	-80%	1,0000	0.00	100.00	0.00	\$1,760
81	A	ED	0	0.060000	0.94	\$2,390	\$2,247	\$135	-100%	1,0000	0.00	100.00	0.00	\$00
81	A	HT	0	2.090000	0.50	\$2,390	\$1,195	\$2,498	-100%	1,0000	0.00	100.00	0.00	\$00
82	A		0	0.5700	1.00	\$2,390	\$2,390	\$1,362	-100%	1,0000	0.00	100.00	0.00	\$00

PROPERTY RECORD CARDS - TRACT 10

43-11-08-300-170.000-032

WOLF SUE E REVOCABLE TRU

407 S HIGH ST

510, 1 Family Dwell - Platted Lot

WARSAW TOWN - W SIDE/ 1/2

General Information
Parcel Number
 43-11-08-300-170.000-032
Local Parcel Number
 0471903890
Tax ID:

Ownership
 WOLF SUE E REVOCABLE TRUST
 407 S HIGH ST
 WARSAW, IN 46580

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/09/2005	WOLF SUE E REVOC		WD	/		
02/20/1996	WOLF SUE E & BRET	0	WD	/		
01/01/1900	SPRONG DORIS E		WD	/		

Notes
 8/4/2023 REA: 2024 CHANGED GRADE OF HOUSE & GARAGE TO D+1 FOR REASSESSMENT.
 12/5/2019 REA: 2020 ADDED BSMT UNDER 4X10 15FR....
 REMOVED REC RM 2 FINISH IN BSMT PER QUESTIONNAIRE--JS
 12/1/2015 REA: 2016 ADJUSTED GRADE & EFF YR ON HOUSE FOR REASSESSMENT

Routing Number
 004-043-490
Property Class 510
 1 Family Dwell - Platted Lot

Legal
 4-43-490
 N 25' LOT 137 KNOTTS ADD



Res

Year: 2025
Location Information
County
 Kosciusko
Township
 WAYNE
District 032 (Local 032)
 WARSAW CITY-WAYNE TOWNSH
School Corp 4415
 WARSAW COMMUNITY
Neighborhood 404000-032
 WARSAW TOWN - W SIDE
Section/Plat
 8-32-6
Location Address (1)
 407 S HIGH ST
 WARSAW, IN 46580

Valuation Records						
Assessment Year	2025	2024	2023	2022	2021	
Reason For Change	AA	AA	AA	AA	AA	
As Of Date	01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021	
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Land	\$10,200	\$7,700	\$7,700	\$6,400	\$6,000	
Land Res (1)	\$10,200	\$7,700	\$7,700	\$6,400	\$6,000	
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Improvement	\$96,700	\$93,100	\$85,100	\$77,500	\$64,200	
Imp Res (1)	\$96,700	\$93,100	\$85,100	\$77,500	\$64,200	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Total	\$106,900	\$100,800	\$92,800	\$83,900	\$70,200	
Total Res (1)	\$106,900	\$100,800	\$92,800	\$83,900	\$70,200	
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	

Land Computations	
Calculated Acreage	0.08
Actual Frontage	25
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$10,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$10,200

Land Data (Standard Depth: Res 150', CI 200' Base Lot: Res 80' X 200', CI 80' X 200')														
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		25	25x132	0.95	\$430	\$409	\$10,225	0%	1.0000	100.00	0.00	0.00	\$10,230

Zoning
 C-2 GENERAL GENERAL BUSINE
Subdivision
 Knotts Add to City of Warsaw a/k/a
Lot
 137
Market Model
 N/A

Characteristics
Topography Flood Hazard
 Level
Public Utilities ERA
 All
Streets or Roads TIF
 Paved, Sidewalk

Neighborhood Life Cycle Stage
 Other
 Printed Thursday, April 10, 2025
Review Group 2024

Data Source N/A **Collector**

Appraiser

PROPERTY RECORD CARDS - TRACT 11

43-07-26-400-171.000-016

General Information

Parcel Number
43-07-26-400-171.000-016
Local Parcel Number
2970802150
Tax ID:

Routing Number
029-102-022
Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Kosciusko
Township
PLAIN
District 016 (Local 016)
PLAIN TOWNSHIP
School Corp 4415
WARSAW COMMUNITY
Neighborhood 2901800-016
BIG CHAPMAN LAKEFRONT
Section/Plat
26-33-6
Location Address (1)
5 EMS C27B1 LN
WARSAW, In 46582

WOLF BRET W REV TRUST AGR 5 EMS C27B1 LN

Ownership

WOLF BRET W REV TRUST AGRM 1/
SUE E WOLF REV TRUST AGRM 1/2
407 S HIGH ST
WARSAW, IN 46580

Legal

29-102-22
LOTS 1 & 2 ISLAND PARK 1ST ADD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	Value
08/15/2017	WOLF BRET W REV T	2017080650	WD	/	\$84,000	
1/109/2015	SMITH LEONA E & R	2015110937	QC	/		
05/10/1989	SMITH FORDIE A & L	0	WD	/		
01/01/1900	HUNSLEY LYLE & FL	0	WD	/		



Res

Valuation Records

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2025	2024	2023	2022	2021			
2025	AA	01/01/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$146,100	\$138,600	\$132,000	\$112,900	\$102,700			
						Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total
						\$146,100	\$138,600	\$132,000	\$0	\$0	\$0	\$0	\$146,100
						\$0	\$0	\$0	\$35,400	\$28,500	\$20,800	\$27,500	\$20,800
						\$0	\$0	\$0	\$40,800	\$32,300	\$27,500	\$27,500	\$27,500
						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$1,200	\$1,000	\$800	\$1,000	\$800
						\$186,900	\$174,000	\$165,500	\$141,400	\$123,500			
						Total Res (1)	Total Non Res (2)	Total Non Res (3)	Total	Total			
						\$186,900	\$174,000	\$164,300	\$141,400	\$122,700			
						\$0	\$0	\$0	\$0	\$0			
						Total Non Res (3)	Total	Total	Total	Total			
						\$0	\$0	\$1,200	\$1,000	\$800			

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 50' X 257', CI 50' X 257')

Land Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Intl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F	40	49x96	0.71	\$4,200	\$2,982	\$146,118	0%	1.0000	100.00	0.00	\$146,120

Market Model
N/A

Characteristics

Topography Flood Hazard
Level
Public Utilities ERA
Gas, Electricity
Streets or Roads TIF
Paved
Neighborhood Life Cycle Stage
Other
Printed
Friday, April 11, 2025
Review Group 2025
Data Source N/A
Collector
Appraiser

BIG CHAPMAN LAKEFRON 1/2

Notes

1/15/2025 SURV: SURVEY, BRET WOLF, DOC# 2024060548, 06/18/2024
12/14/2022 MEMO: 2023, NO CHANGE TO PROPERTY, STILL UNFINISHED INSIDE, NO PLUMBING, IT IS A SHELL OF A COTTAGE FOR 23 PAY 24.
1/12/2022 2022: 2022 REMOVED THE "NO ELECTRIC" UNFINISH PRICING ALREADY ACCOUNT'S FOR NO ELECTRIC & NO HEAT. FIELD CHECK 12/16/2021 SHOWS HOUSE IS STILL GUTTED, NO REMODEL ON THE INSIDE.
1/20/2021 REA: 2021 PER 2020 QUESTIONNAIRE & FIELD CHECK ON 10/09/2020, HOUSE HAS BEEN GUTTED, NO PLUMBING FIXTURES, NO FINISH, NO HEAT, HOUSE IS BEING RENOVATED ON OUTSIDE FIRST BEFORE STARTING ON THE INSIDE. FINISH, ELECTRIC & PLUMBING REMOVED FROM BEING PRICED FOR 21 PAY 22. (HEAT DEDUCTION IS INCLUDED WITH "NO FINISH")
3/14/2018 MEMO: BRET W WOLF & SUE E WOLF TRUSTEES 08/18/2017.
11/1/2016 REA: 2017 PAY 2018 GAVE EFF AGE (NEWER SIDING & ROOF) PER PICTOMETRY

Land Computations

Calculated Acreage	0.11
Actual Frontage	40
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$146,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$146,100

PROPERTY RECORD CARDS - TRACT 11

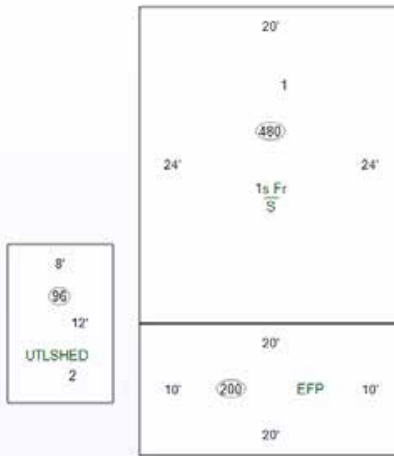
43-07-26-400-171.000-016

WOLF BRET W REV TRUST AGR 5 EMS C27B1 LN

510, 1 Family Dwell - Platted Lot

BIG CHAPMAN LAKEFRON 2/2

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family	Full Bath	0 0
Story Height	1	Half Bath	0 0
Style	11 1 story older	Kitchen Sinks	0 0
Finished Area	0 sqft	Water Heaters	0 0
Make		Add Fixtures	0 0
		Total	0 0
Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile	Bedrooms	1
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	0
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	1
<input type="checkbox"/> Parquet		Total Rooms	5
Wall Finish		Heat Type	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile
Exterior Features			
Description	Area	Value	
Porch, Enclosed Frame	200	\$13,800	



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	480	0	\$62,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		480	0	\$0	
				Total Base	\$62,000
Adjustments				1 Row Type Adj. x 1.00	\$62,000
Unfin Int (-)				1:480	(\$15,000)
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				0 - 5 = -5 x \$0	(\$6,600)
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$44,900
				Sub-Total, 1 Units	
Exterior Features (+)				\$13,800	\$58,700
Garages (+) 0 sqft				\$0	\$58,700
Quality and Design Factor (Grade)				0.80	
Location Multiplier				0.90	
				Replacement Cost	\$42,264

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Wood Fr	D	1928	1950	75	A	0.90			480 sqft	\$42,264	50%	\$21,130	0%	100%	1.870	1.000	100.00	0.00	0.00	\$39,500
2: Utility Shed	1		C	1928	1928	97	A	\$23.66	0.90	\$21.29	8'x12'	\$2,044	65%	\$720	0%	100%	1.870	1.000	100.00	0.00	0.00	\$1,300

Total all pages \$40,800

Total this page \$40,800


CLASSIFIED FOREST INFORMATION

CLASSIFIED FOREST INFORMATION - TRACT 2

REPORT OF DESCRIPTION AND PLAT PREPARER
Part of State Form 19883 (R3 / 7-06)

The preparer must describe the land to be classified in a metes and bounds description or by other means allowed by the Natural Resources Commission. This description may come from a deed if an entire property is being entered, or it may be scaled from an aerial photo provided that the description is tied to a known point of reference such as an established section corner, or it may be taken from an actual on-the-ground survey. Each contiguous tract shall contain at least ten (10) acres of any shape at least 50' in width and its acreage stated at the conclusion of each tract description. The total acreage of all tracts being submitted as a single classification shall be stated at the end of all the individual descriptions. Additional pages may be added if the description(s) will not fit on the application.

Being a registered land surveyor in the State of Indiana or other qualified individual as determined by rule of the Natural Resources Commission, I do hereby certify that the annexed is a true plat and that the description of land mentioned in this application to the State Forester of the Department of Natural Resources, State of Indiana, to be classified as forest land and/or wildland under the provisions of the Act approved March 10, 1921, as amended, as determined from an (check one box) actual survey, aerial photograph, or other method allowed by the Natural Resources Commission.

(method used)	
Name of Preparer (printed) GREGORY D. DEEDS	Name of landowner BRET W. WOLF & SUE E. WOLF
Street address of Preparer 8622 N MERIDIAN ROAD	Signature of Preparer <i>Greg D. Deeds</i>
City, state and ZIP code DENVER IN 46926	Telephone number of Preparer (765) 985-2321
Registered Land Surveyors Complete the Following:	
Surveyor's Registration number LS80040476	

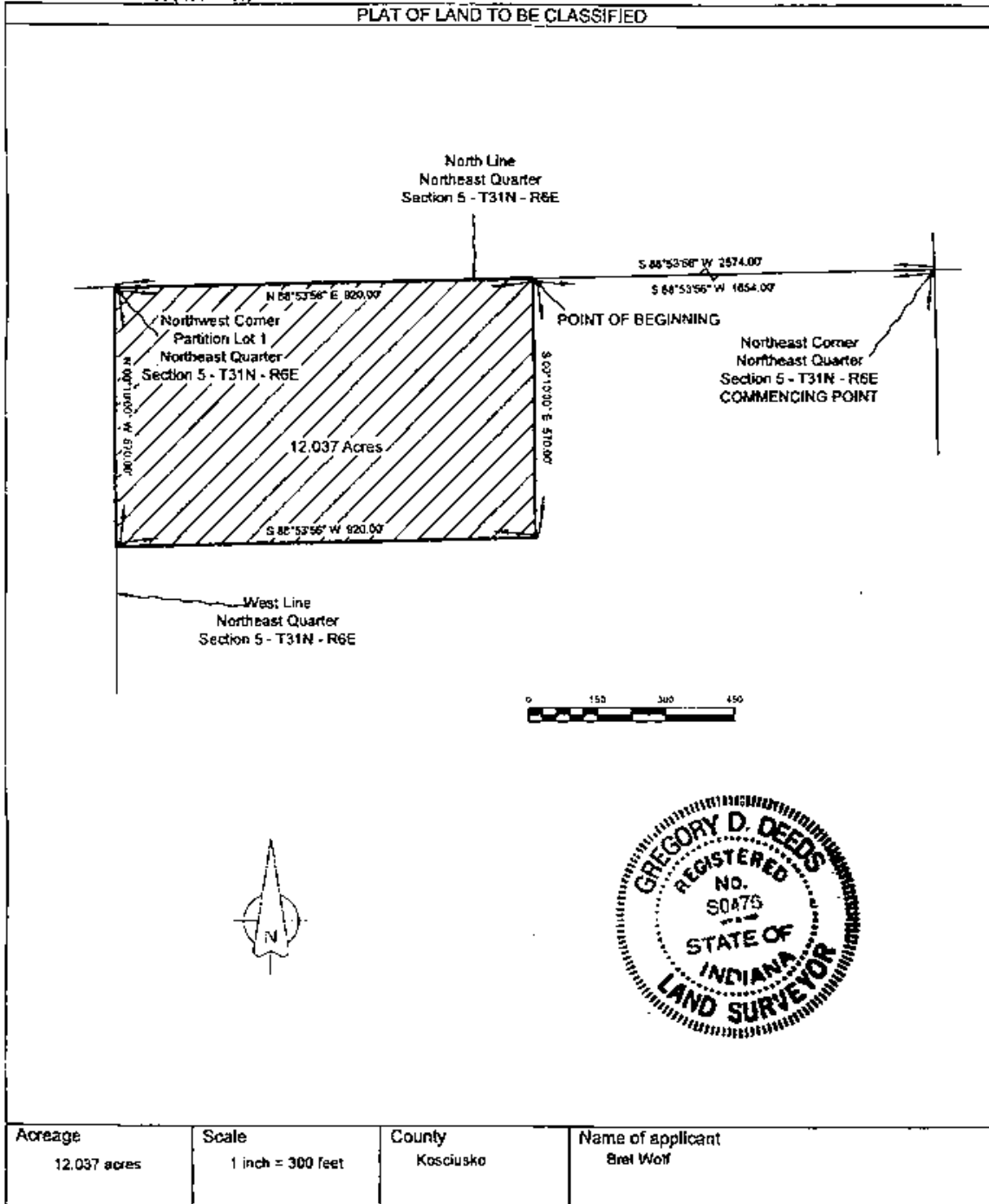
REPORT OF APPRAISEMENT
Part of State Form 19883 (R3 / 7 - 06)

Name of owner Bret W & Sue E Wolf	Section 5	Township 31	Range 6
I, <u>Susan Engelleuth</u> ^{cc} County Assessor of <u>Kosciusko</u> County, Indiana acknowledge that this land (described in this application) is entering the tax roll as Classified Forest and Wildland at an assessed value of one dollar per acre.			
Signature of County Assessor <i>Susan Engelleuth</i> ^{cc}		Date signed (month, day, year) 7-6-15	

CLASSIFIED FOREST INFORMATION - TRACT 2

Part of State Form 19883 (R3 / 7 - 06)

Page 3 of 4



CLASSIFIED FOREST INFORMATION - TRACT 2

TIM EIZINGER
 5400 E SALAMONIE FOREST RD
 LAGRO IN 46941

AG 1 2015


Part of State Form 19883 (R3/7 - 06)

Page 4 of 4

LEGAL DESCRIPTION OF LAND TO BE CLASSIFIED (narrative)

Part of Partition Lot Number One (1) in the Northeast Quarter of Section 5, Township 31 North, Range 6 East, of the Second Principal Meridian, Kosciusko County, Indiana, more fully described as follows:

COMMENCING at the Northeast corner of Section 5, Township 31 North, Range 6 East; thence South 88°53'56" West along the north line of said Section a distance of 1654.00 feet to the POINT OF BEGINNING; thence South 00°10'00" East a distance of 570.00 feet; thence South 88°53'56" West a distance of 920.00 feet; thence North 00°10'00" West a distance of 570.00 feet to the northwest corner of Partition Lot 1, thence North 88°53'56" East along the north line of Section 5 a distance of 920.00 feet to the POINT OF BEGINNING, containing 12.037 acres.

SEND COMPLETED AND RECORDED APPLICATION TO:	I affirm, under penalties for perjury, that I have taken reasonable care to redact each social security number in the document, unless required by law.	
Tim EIZINGER 5400 E. SALAMONIE FOREST ROAD LAGRO, IN 46941	Signature 	Date (month, day, year) 6/26/15

17

CLASSIFIED FOREST INFORMATION - TRACTS 7 & 8

2015081303 FCWH \$17.00
 08/21/2015 12:21:26P 4 PGS
 Joetta Mitchell
 Kosciusko County Recorder IN
 Recorded as Presented

RECEIVED
 JUL 06 2015
 KOSCIUSKO COUNTY
 ASSESSOR



APPLICATION FOR CLASSIFICATION
 State Form 19883 (R3 / 7-06)

Department of Natural Resources
 Division of Forestry
 402 West Washington Street, Room W296
 Indianapolis, IN 46204

APPLICATION FOR THE CLASSIFICATION OF LAND AS FOREST LAND AND WILDLANDS
 INDIANA CODE 6-1.1-6 CF&W 9206

Bret & Sue Wolf do hereby make application to have classified as a FOREST LAND
(Please print name(s) of legal owner(s))
 and/or WILDLAND, subject to the provisions of an Act approved March 10, 1921, as amended, entitled "An Act to encourage timber production and to protect watersheds by classifying certain land as forest lands; and prescribing a method of appraising lands thus classified for purposes of taxation". Further, I have reviewed the management plan; it meets my objectives, and I will implement the required plan.

Name of landowner <small>(printed or typed)</small> <u>Bret & Sue Wolf</u>	Signature of landowner <u>Bret W. Wolf</u>
Address of landowner <small>(street and number, city, state, and ZIP code)</small> <u>407 S. High Street Warsaw, IN 46580</u>	Telephone number <u>574 267-5385</u>

New Application
 Revised Application: Split Partial Withdrawal Addition

Date of Original Application: _____, Document Number/Book & Page _____
 The revised application assumes the effective date of the original application.

REPORT OF STATE FORESTER
 Part of State Form 19883 (R3 / 7-06)

This is to certify that I have, or my deputy, Tom J. Eizinger, has examined the forest plantation, native forest, or wildland and believe the land now complies with the provisions of the law. Furthermore, that I have approved the management plan for the area being entered into the Classified Forest and Wildlands Program.

Signature of Forester or Deputy <u>Tom J. Eizinger</u>	Date signed <small>(month, day year)</small> <u>8/17/15</u>
---	--

CLASSIFIED FOREST INFORMATION - TRACTS 7 & 8

REPORT OF DESCRIPTION AND PLAT PREPARER
Part of State Form 19883 (R3 / 7-06)

The preparer must describe the land to be classified in a metes and bounds description or by other means allowed by the Natural Resources Commission. This description may come from a deed if an entire property is being entered, or it may be scaled from an aerial photo provided that the description is tied to a known point of reference such as an established section corner, or it may be taken from an actual on-the-ground survey. Each contiguous tract shall contain at least ten (10) acres of any shape at least 50' in width and its acreage stated at the conclusion of each tract description. The total acreage of all tracts being submitted as a single classification shall be stated at the end of all the individual descriptions. Additional pages may be added if the description(s) will not fit on the application.

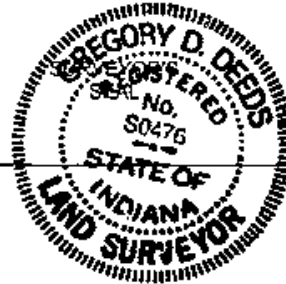
Being a registered land surveyor in the State of Indiana or other qualified individual as determined by rule of the Natural Resources Commission, I do hereby certify that the annexed is a true plat and that the description of land mentioned in this application to the State Forester of the Department of Natural Resources, State of Indiana, to be classified as forest land and/or wildland under the provisions of the Act approved March 10, 1921, as amended, as determined from an (check one box) actual survey, aerial photograph, or other method allowed by the Natural Resources Commission.

(method used)

Name of Preparer (printed) GREGORY D. DEEDS	Name of landowner BRET W. WOLF & SUE E. WOLF
Street address of Preparer 8622N MERIDIAN ROAD	Signature of Preparer <i>Greg D Deeds</i>
City, state and ZIP code DENVER, IN 46926	Telephone number of Preparer (765) 985-2324

Registered Land Surveyors Complete the Following:

Surveyor's Registration number LS80040476



REPORT OF APPRAISEMENT
Part of State Form 19883 (R3 / 7 - 06)

Name of owner	Section	Township	Range
Bret W + Sue E Wolfe TBE	5	31	6
I, <u>Susan Engelberth</u> County Assessor of <u>Kosciusko</u> County, Indiana acknowledge that this land (described in this application) is entering the tax roll as Classified Forest and Wildland at an assessed value of one dollar per acre.			
Signature of County Assessor <i>Susan Engelberth</i> CC		Date signed (month, day, year) 7-6-15	

CLASSIFIED FOREST INFORMATION - TRACTS 7 & 8

Part of State Form 19883 (R3 / 7 - 08)

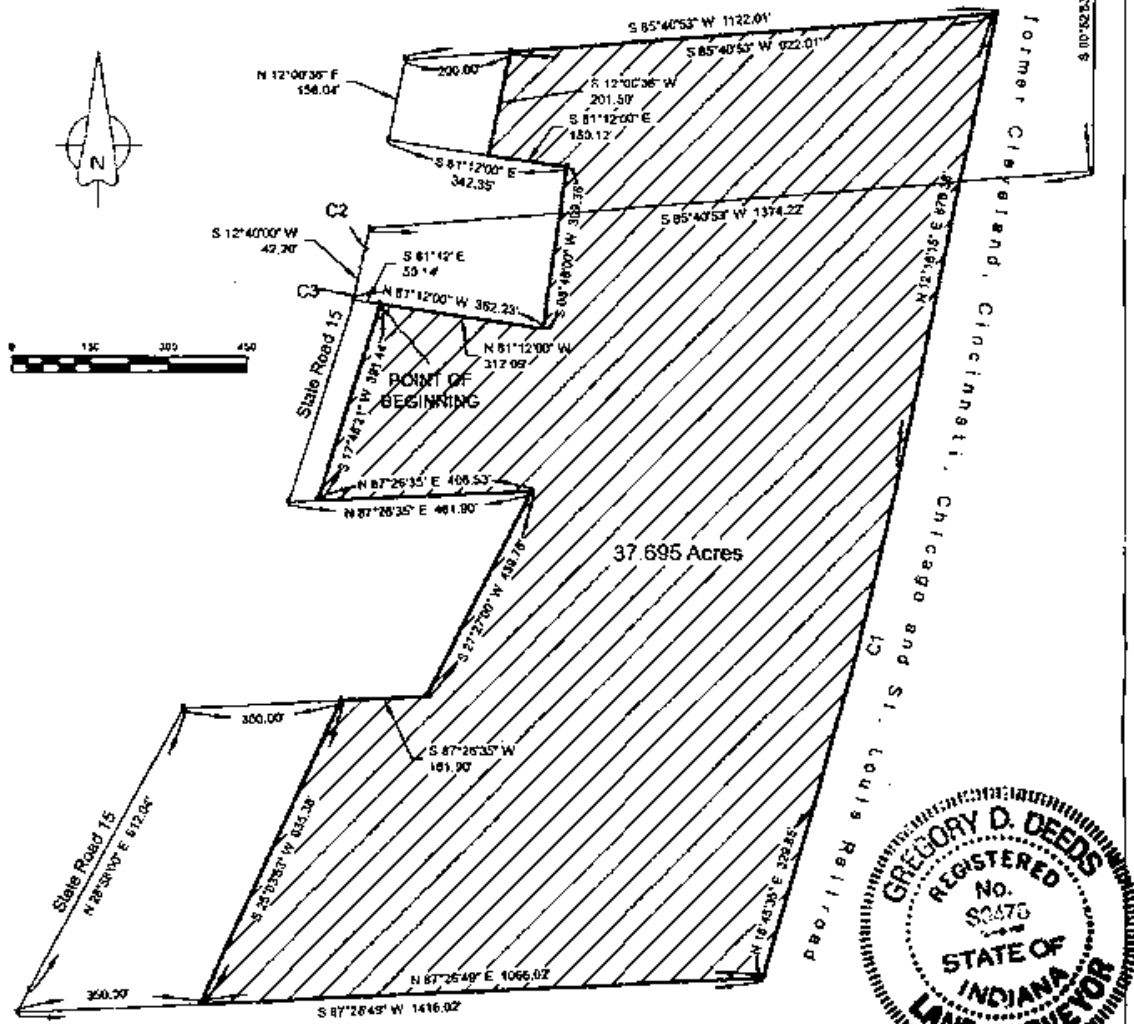
Page 3 of 4

PLAT OF LAND TO BE CLASSIFIED

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1840.28'	675.14'	674.94'	N 14°30'55" E
C2	28647.89'	79.39'	79.38'	S 12°35'14" W
C3	2291.83'	17.49'	17.47'	S 12°53'07" W

Northeast Corner
Northeast Quarter
Section 5 - T31N - R6E
COMMENCING POINT

East Line
Northeast Quarter
Section 5 - T31N - R6E



Acreage	Scale	County	Name of applicant
37.695 acres	1 inch = 300 feet	Kosciusko	Bret Wolf

CLASSIFIED FOREST INFORMATION - TRACTS 7 & 8

TIM ELZINGER
5400 E SALAMONIE FOREST RD
LAGRO IN 46941

AUG 21 2015

Part of State Form 19883 (R3/7-06)

Page 4 of 4

LEGAL DESCRIPTION OF LAND TO BE CLASSIFIED (narrative)

Part of the Northeast Quarter and a part of the Southeast Quarter of Section 5, Township 31 North, Range 6 East, of the Second Principal Meridian, Kosciusko County, Indiana more fully described as follows:

COMMENCING at the Northeast corner of Section 5, Township 31 North, Range 6 East; thence South 00°52'53" West along the east line of the Northeast Quarter of said Section 5 a distance of 2992.37 feet to the Southeast Corner of said Northeast Quarter; thence South 85°40'53" West along the south line of said Northeast Quarter a distance of 1374.22 feet to a Mag nail at the point of intersection with the centerline of State Highway Number 15; thence southerly along said centerline with a curve turning to the right with an arc length of 79.39 feet, with a radius of 2864.89 feet, with a chord bearing of South 12°35'14" West, with a chord length of 79.39 feet; thence South 12°40'00" West along said centerline a distance of 42.20 feet; thence southerly along said centerline with a curve turning to the right with an arc length of 17.49 feet, with a radius of 2291.83 feet, with a chord bearing of South 12°53'07" West, with a chord length of 17.49 feet to a Mag nail; thence South 81°12'00" East a distance of 50.14 feet to the POINT OF BEGINNING, thence South 17°48'21" West a distance of 391.44 feet; thence North 87°26'35" East a distance of 406.53 feet; thence South 27°27'00" West a distance of 439.76 feet; thence South 87°26'35" West a distance of 161.90 feet; thence South 25°03'53" West a distance of 635.38 feet; thence North 87°26'49" East a distance of 1066.02 feet to a point on the western right of way line of the Cleveland, Cincinnati, Chicago and St. Louis Railway Company; thence North 16°45'35" East along said western right of way line a distance of 329.85 feet; thence northerly along said western right of way line with a curve turning to the left with an arc length of 675.14 feet, with a radius of 8640.28 feet, with a chord bearing of North 14°30'55" East, with a chord length of 674.94 feet; thence North 12°16'15" East along said western right of way line a distance of 878.38 feet; thence South 85°40'53" West a distance of 922.01 feet; thence South 12°00'36" West a distance of 201.50 feet; thence South 81°12'00" East a distance of 150.12 feet; thence South 08°48'00" West a distance of 309.36 feet; thence North 81°12'00" West a distance of 312.09 feet, to the POINT OF BEGINNING, containing 37.695 acres.

SEND COMPLETED AND RECORDED APPLICATION TO:

Tim Elzinger
5400 E. SALAMONIE FOREST ROAD
LAGRO, IN 46941

I affirm, under penalties for perjury, that I have taken reasonable care to redact each social security number in the document, unless required by law.

Signature
A. J. O'Quinn

Date (month, day, year)
6/26/15

17

UPDATED TRACT 11 SURVEY

UPDATED TRACT 11 SURVEY

05/10/2024 11:39:43A 1 PGS
Deborah A Wright
Kosciusko County Recorder IN
Recorded as Presented



PROPERTY LINE AGREEMENT

This agreement made this 10 day of May, 2024 by Bret W. Wolf (hereinafter called "Wolf") and Shelby J. Hoyt (hereinafter called "Hoyt").

WITNESSETH:

1. That "Wolf" is the owner of certain real estate described in document 2017080871 recorded in the Office of the Recorder of Kosciusko County and situated in Kosciusko County, Indiana, being more specifically described as follows:

Lots Numbered One (1) and Two (2) in Gunter's First Addition to Island Park, as recorded in Plat Book 3, page 271, in the Office of the Recorder of Kosciusko County, Indiana.

Also, beginning 28 feet South 55 degrees East from the Northeast corner of Lot 6 in the Original Plat of Island Park, and running thence North 49 degrees East 42.2 feet; thence North 68 h degrees East 25.8 feet to an iron pipe; thence South 33 degrees East 95 feet to the water's edge; thence South 56 1/4 degrees West 44.3 feet along the lake shore; thence North 41 degrees West 42.2 feet; thence North 52 5/8 degrees West 55.2 feet to the place of beginning, excepting a strip 4 feet wide along the West side which is reserved for a public path; and also excepting Lot Number 2 and that portion of Lot Number 1 in Gunter's First Addition to Island Park located within said description.

2. That "Hoyt" is the owner of certain real estate described in documents 9908243 and 201405816 recorded in the Office of the Recorder of Marshall County, Indiana and situated in Marshall County, Indiana, being more specifically described as follows:

Out Lot Number Two (2) in Island Park Annex, as platted in the records of Kosciusko County, Indiana, and also a triangular strip adjoining the west side of said Out Lot Number Two (2). It being meant by this conveyance to convey both of the above described tracts, as running to the waters edge of Big Chapmans Lake.

ALSO RELEASE AND QUIT CLAIM the following described real estate: A triangular strip adjacent to Out Lot No. 2, Island Park Annex. Said triangular strip being shown on the plat of Park Addition to Island Park and carrying the following identification: "This triangle is not in this plat but is a part of O. L. No. 2". Said triangular strip being shown on the Revised Plat of Park Addition to Island Park and carrying the following identification: "This triangle is not a part of this plat." Also all of the land lying between the southerly line of out Lot No. 2 in the Plat of Island Park Annex and the low water line of the water channel, said channel opens into Chapman Lake. The easterly and westerly lines of this tract being formed by the extension of the easterly and westerly lines of said Out Lot No. 2 at their original bearings to the low water line of said channel.

3. There is a split rail fence that currently runs parallel with the agreement line between "Wolf" and "Hoyt".

4. That "Wolf" and "Hoyt" do stipulate and agree that the division line between their respective parcels is as shown herein as (boundary line):

That both "Wolf" and "Hoyt" agree that the establishment of this boundary line is the equivalent to a covenant running with the land and shall be binding upon their heirs, assignees and transferees and shall have the same legal effect as a legal survey with respect to themselves and any respective owners of the respective parcels.

5. That this agreement is supported by consideration and that further consideration exists as to each party in the herein and tranquility shall be the desired effect for the owners of the contiguous parcels of real estate.

Bret W. Wolf
Bret W. Wolf

Shelby J. Hoyt
Shelby J. Hoyt



STATE OF INDIANA, Marshall COUNTY, SS:

Before me, the undersigned, a notary Public In and for said County, this 10 day of May, 2024, came Bret W. Wolf and Shelby J. Hoyt and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal
Stacey Koch
Notary Public

My commission expires 10-11-2026
My County of Residence is Marshall County, Indiana.

This instrument was prepared by Christopher W. McCrea, Professional Land Surveyor 902 S 325 East, Warsaw, Indiana 46582

Notary Public within and for the County of
Marshall, State of Indiana,
Stacey Koch #NP0716265
Commission expires 10-11-2026
2562 Walton Blvd, Warsaw, Indiana 46582

I affirm, under the penalties for perjury,
that I have taken reasonable care to redact
each Social Security number in this
document, unless required by law.

Bret W. Wolf

UPDATED TRACT 11 SURVEY

JOHN KIMPEL & ASSOCIATES, INC. 902 S 325 E, Warsaw, IN 46682 - Ph. 574-269-1146

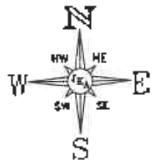
FOR DESCRIPTION, SEE PAGE 2 OF 2

THIS CERTIFICATE SHOULD NOT BE USED OR COPIED WITHOUT ATTACHING THE PAGE-2 SURVEY REPORT.

JK-22444 Page 1 of 2

LEGEND

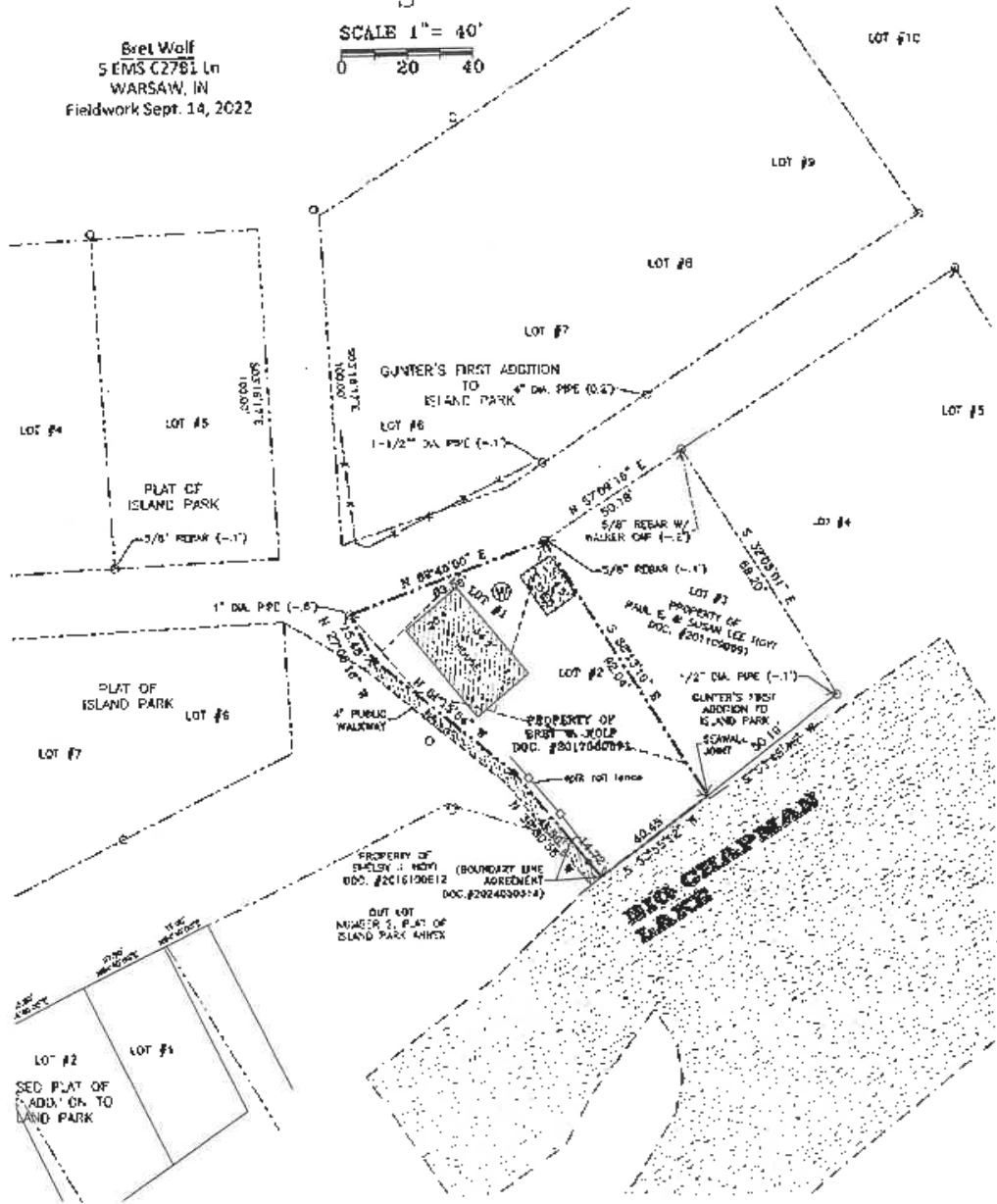
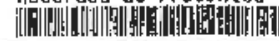
- O = Pipe/Pin Found
- = McCrea Cap Pin Set
- 5/8" X 24" rebar



SCALE 1" = 40'

Bret Wolf
5 EMS C2781 Ln
WARSAW, IN
Fieldwork Sept. 14, 2022

2024060548 SRVY \$25.00
06/18/2024 12:12:12P 2 PGS
Deborah A Wright
Kosciusko County Recorder IN
Recorded as Presented



CERTIFICATION

I certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC 1-12-1 thru 30. This survey was made for Bret Wolf on June 18, 2024.

Christopher W. McCrea

Christopher W. McCrea
Registered Land Surveyor #20300062



JOHN KIMPEL & ASSOCIATES, INC.

UPDATED TRACT 11 SURVEY

JOHN KIMPEL & ASSOCIATES, INC. 902 S 325 E, Warsaw, IN 46582 -- Ph.574-269-1148

FOR SURVEY PLAT, SEE PAGE 1 OF 2

JK-22444
Page 2 of 2

DESCRIPTION

Lots Numbered One (1) and Two (2) in Gunter's First Addition to Island Park, as recorded in Plat Book 3, page 271, in the Office of the Recorder of Kosciusko County, Indiana.

Also, beginning 28 feet South 55 degrees East from the Northeast corner of Lot 6 in the Original Plat of Island Park, and running thence North 49 degrees East 42.2 feet; thence North 58 degrees East 26.8 feet to an iron pipe; thence South 33 degrees East 95 feet to the water's edge; thence South 56 ¹/₄ degrees West 44.3 feet along the lake shore; thence North 41 degrees West 42.2 feet; thence North 52 degrees West 55.2 feet to the place of beginning, excepting a strip 4 feet wide along the West side which is reserved for a public path; and also excepting Lot Number 2 and that portion of Lot Number 1 in Gunter's First Addition to Island Park located within said description.

Subject to all covenants, easements, or restrictions of record, and all applicable building and zoning laws and ordinances and possible rights of title and drainage ditches.

SURVEYORS REPORT

This is a boundary survey in accordance with Title 866 of the Indiana Administrative Code 1-12 "Rule 12". the following observations and opinions are submitted regarding the various uncertainties of the location of the lines and corners established on this survey as a result of:

- a. Availability and condition of referenced monuments
- b. Occupation or possession lines
- c. Clarity or ambiguity of the record description and/or adjoiner's descriptions used
- d. The theoretical uncertainty of the measurements.

1. The relative position accuracy (due to random errors in measurement) of the corners of the above described property established by this survey is within specifications of a "Suburban" survey 0.13' + 100 PPM in accordance with the Indiana Survey Standards as Defined in the IAC 866.

2. A boundary line agreement between Bret Wolf and Shelby Hoyt was recorded in document #2024050314 in the Office of the Recorder of Kosciusko County.

3. For variances, discrepancies and inconsistencies, see survey plat on page 1 of 2 attached.

GENERAL NOTES:

TITLE: This survey is subject to any restrictions or easements that may be disclosed by a full and accurate title search and the undersigned should be notified of any additions or revisions that may be required.

SETBACKS & EASEMENTS: This survey is subject to any building setbacks per the Kosciusko County zoning regulations and any drainage easements or restrictions per I.C. (Indiana Code) 36-9-27-33.

BASIS OF BEARINGS: All measured bearings herein are based upon INDOT VRS Base, using NAD83 Indiana East coordinate system

SECTION CORNERS: If the Kosciusko County Surveyor relocates or re-establishes the Section corners at different locations than noted herein, the location of section lines and associated property lines and corners of the surveyed tract may vary.

I affirm, under the penalties for perjury, that I have taken reasonable care to read each Social Security number in this document, unless required by law.

Christopher W. McCrea

Christopher W. McCrea
Registered Land Surveyor #20300062

JOHN KIMPEL & ASSOCIATES, INC.

UPDATED TRACT 11 SURVEY

JOHN KIMPEL & ASSOCIATES, INC. 902 S 325 E, Warsaw, IN 46582 - Ph.574-289-1148

FOR DESCRIPTION, SEE PAGE 2 OF 2

THIS CERTIFICATE SHOULD NOT BE USED OR COPIED WITHOUT ATTACHING THE PAGE-2 SURVEY REPORT.

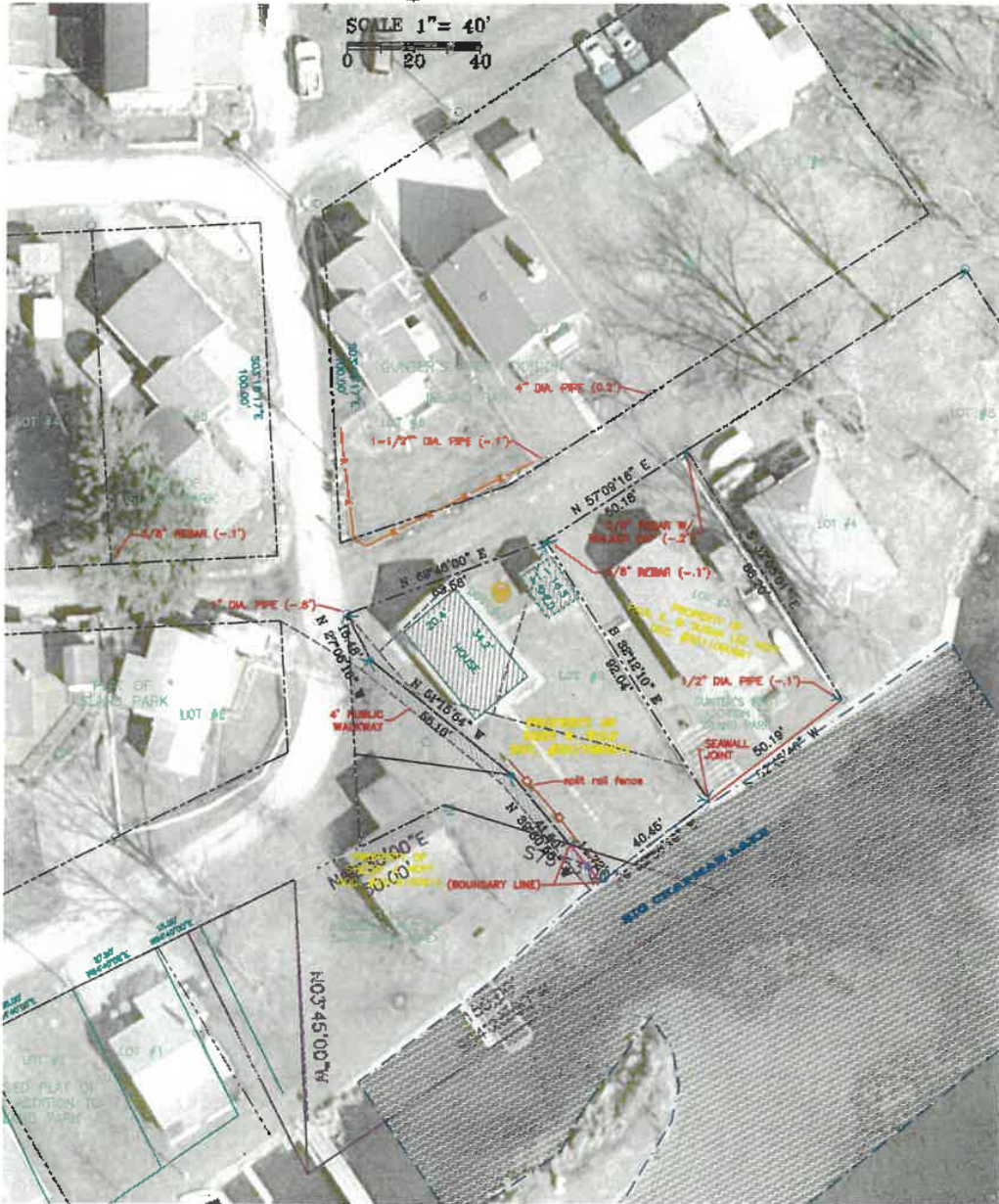
JK-22444
Page 1 of 2

LEGEND

- = Pipe/Pin Found
- = McCrea Cap Pin Set
- 5/8" X 24" rebar



SCALE 1" = 40'
0 20 40



CERTIFICATION

I certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC 1-12-1 thru 30. This survey was made for on , 2022.

Christopher W. McCrea
Registered Land Surveyor #20300062

JOHN KIMPEL & ASSOCIATES, INC.

PHOTOS

PHOTOS



TRACTS 1-3



TRACTS 1 & 2

PHOTOS



TRACTS 4 & 5



TRACTS 5 & 6

PHOTOS



TRACTS 5 & 6



TRACTS 7-9

PHOTOS



PHOTOS



TRACT 1



TRACT 2

PHOTOS



TRACT 2



TRACT 3

PHOTOS



TRACT 3



TRACT 3

PHOTOS



PHOTOS



TRACT 3



TRACT 3

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TRACT 3



TRACT 4

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TRACT 4



TRACT 4

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TRACT 4



TRACT 4

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TRACT 5



TRACT 8

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TRACT 10



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TRACT 11



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

