

NOBLE COUNTY, WASHINGTON TOWNSHIP, IN

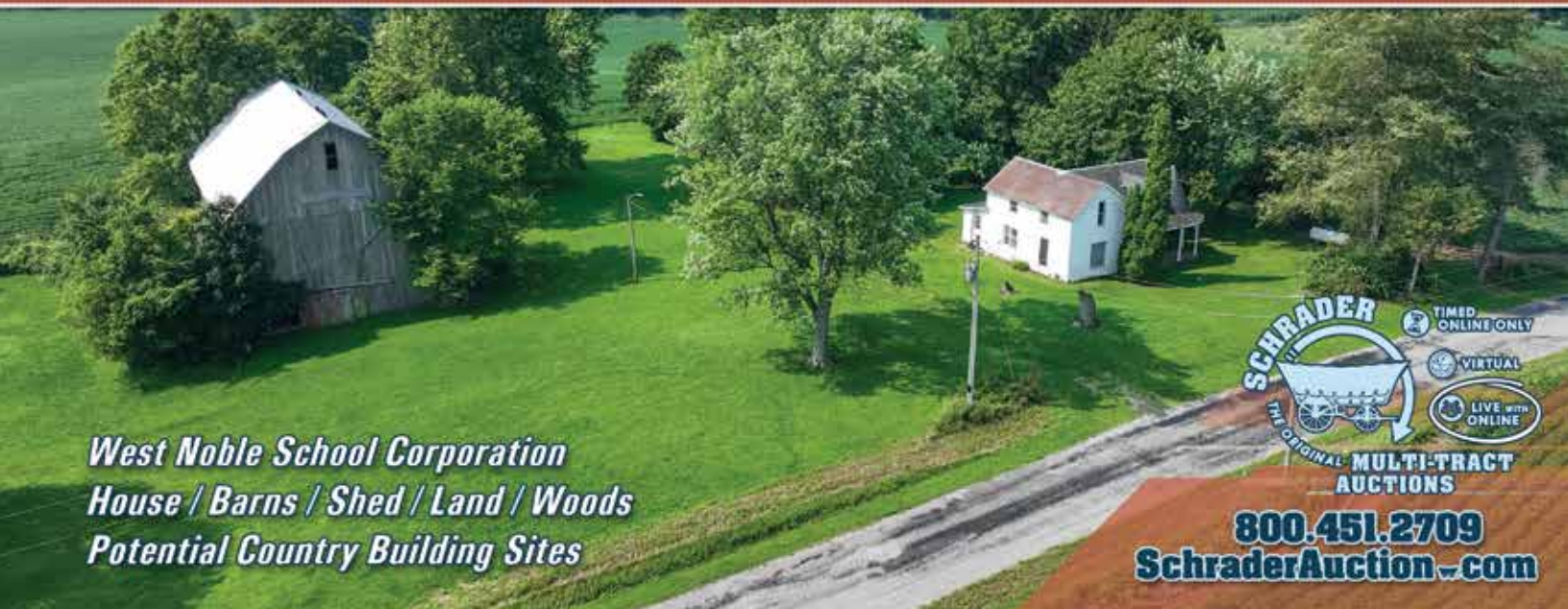
8345 West Knapp Lake Rd, Kimmell, IN
and South 800 West, Kimmell, IN

101±
Acres
offered in 5 Tracts or Combinations



INFORMATION *Booklet*

Outstanding **LAND AUCTION**
Monday, October 13 • 6:00pm at the Stone's Hill Community Church, Ligonier IN



*West Noble School Corporation
House / Barns / Shed / Land / Woods
Potential Country Building Sites*



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.



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

800.451.2709 | 260.244.7606 | www.schraderauction.com

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Auction Terms & Conditions:

PROCEDURE: The property will be offered in FIVE (5) individual tracts, any combination of tracts and a total 101 ± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

NOBLE COUNTY PLAN COMMISSION: A formal application process will take place with Noble County Plan Commission IF the 61 ± acres and/or 40 ± acres sell in individual tracts. Auction manager has submitted a copy of the auction brochure, including tract maps, to Teresa Tackett, Plan Director. She can be reached at (260) 636-7217 or teresa.tackett@nobleco.gov with further questions.

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 closure 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 the Owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Executor's Deed(s).

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over Tract 2 for perimeter drain tile outlets of Tract 3 IF perimeter drain tile outlets beyond this individual tract are required by the Noble County Health Department.

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place approximately 45 days after the auction.

POSSESSION: Buyer(s) shall receive possession at

closing, subject to removal of the 2025 crops. 2026 farming rights to be conveyed to Buyer(s).

CROP INCOME FOR 2025: Seller shall receive all landowner portion of crop income for 2025.

REAL ESTATE TAXES: The Seller shall pay the 2025 Real Estate taxes due in 2026, and the Buyer(s) shall pay all thereafter.

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

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.

TRACT MAP(S) AND ACREAGE: All tract maps(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.

FSA INFORMATION: Farm #8187; Tracts #12323, #13572 and #13573. Total cropland acres of 79.94 per FSA.

SURVEY: The Seller shall provide a new survey where there are 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. The 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 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. The 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.

NEW INFORMATION, CORRECTIONS AND CHANGES: Please arrive prior to the scheduled auction time to inspect any changes or additions to the property information. **BIDDER PRE-REGISTRATION IS STRONGLY ENCOURAGED!**

Auction Mgr: **Steven Coil**

260-446-2037 (Cell)

Owner: **Estate of
Everett R. Denney**

800.451.2709
SchraderAuction.com



BOOKLET INDEX



Real Estate Auction Registration Forms

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Tract Descriptions & Auction Terms

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Preliminary Title

Property Photos



BIDDER PRE-REGISTRATION FORM

MONDAY, OCTOBER 13, 2025

101± ACRES – NOBLE COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Monday, October 6, 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
101± Acres • Noble County, Indiana
Monday, October 13, 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, October 13, 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, Monday, October 6, 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:

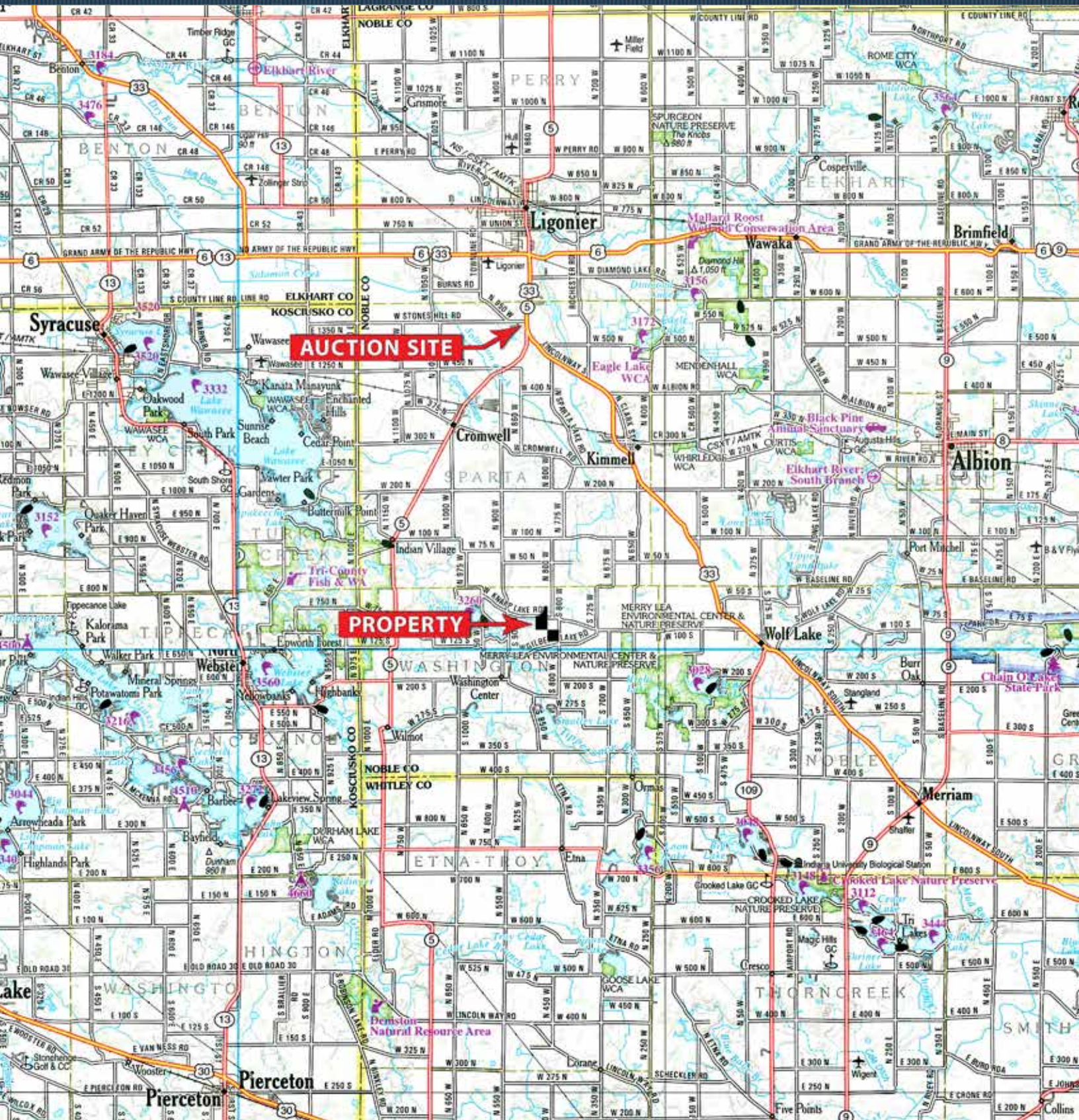
E-mail address of registered bidder: _____

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 MAP

LOCATION MAP



Auction Location:
Stone's Hill Community Church
 151 West Stones Hill Road
 Ligonier, IN 46767



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.

Property Location:
 8345 West Knapp Lake Road, Kimmell, IN 46760 (61± Acres)
 and South 800 West, Kimmell, IN 46760 (40± Acres).



TRACT MAP

TRACT MAP

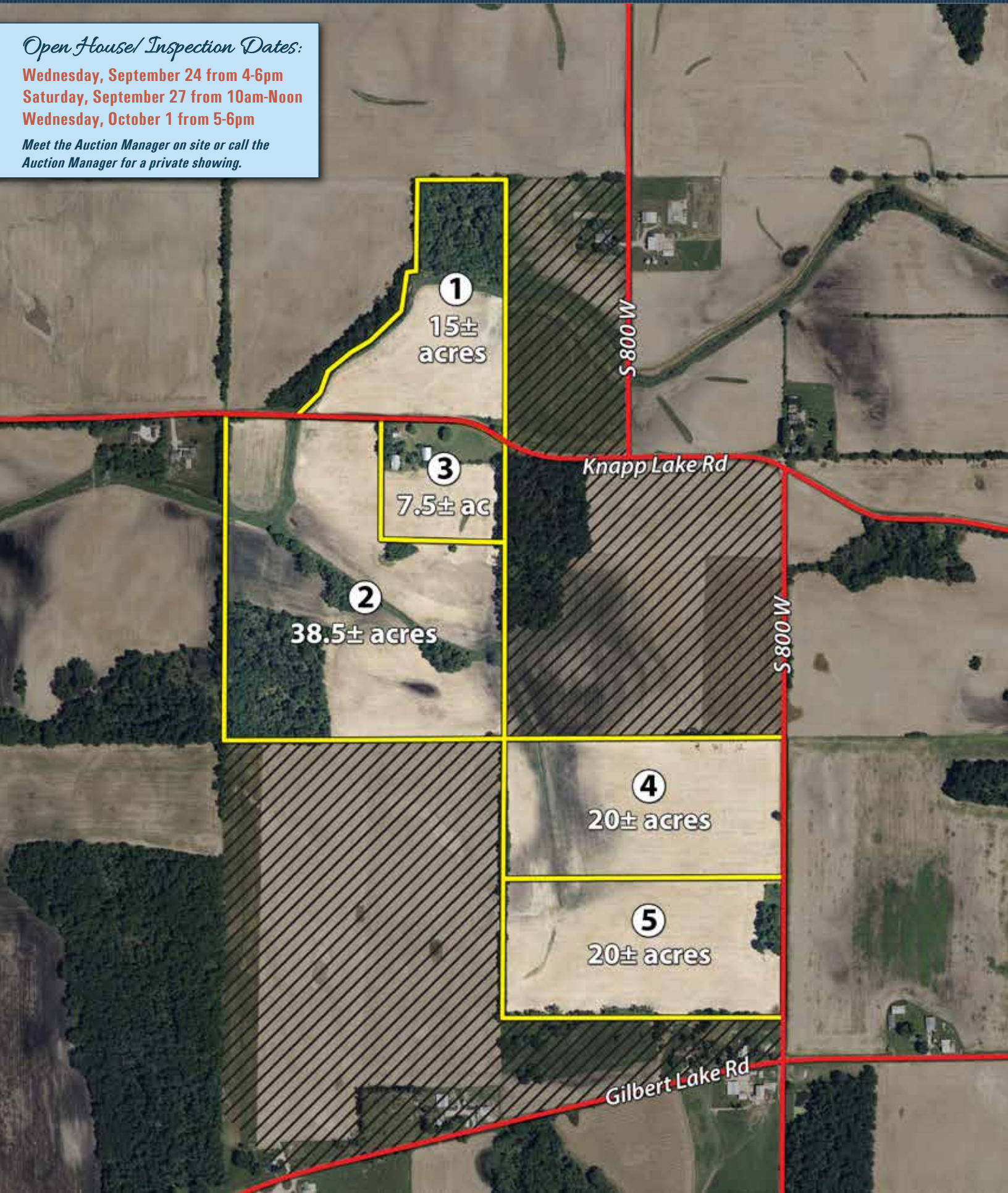
Open House/ Inspection Dates:

Wednesday, September 24 from 4-6pm

Saturday, September 27 from 10am-Noon

Wednesday, October 1 from 5-6pm

Meet the Auction Manager on site or call the Auction Manager for a private showing.





TRACT DESCRIPTIONS

Outstanding LAND AUCTION

101 ± Acres

offered in 5 Tracts
or Combinations

NOBLE COUNTY, WASHINGTON TOWNSHIP, IN

Monday, October 13 • 6:00pm

at the Stone's Hill Community Church, Ligonier IN • Online Bidding Available



The Estate of Everett R. Denney is offering a fabulous opportunity to acquire a large amount of outstanding land in West Noble School Corporation. This property consists of 101± acres with 79.94 cropland acres per FSA. Located a short distance from Kimmell, IN, it has good road frontage on West Knapp Lake Road (61± acres) and good road frontage on South 800 West (40± acres). Whether you are an operator looking to acquire additional acreage, an investor looking to buy additional land or an individual looking to purchase a rural homestead, do not miss this opportunity to bid on an outstanding property in Noble County!

TRACT 1 (15± ACRES): Potential Building Site with Woods! With good road frontage on West Knapp Lake Road, this tract consists of a potential building site, rolling tillable land, an open ditch for drainage purposes and 4± acres of woods. There is no ditch crossing to the woods. The soil is a mix of Rawson loam, Morley silty clay loam, and Brookston silt loam. 9.16 cropland acres for Tract #13572, CLU #2 per FSA. Imagine the endless possibilities this tract offers in Noble County!

TRACT 2 (38.5± ACRES): Tillable Land with Woods! With good road frontage on West Knapp Lake Road, this tract consists of rolling tillable land, an open ditch for drainage purposes, 6± acres of woods and a small freshwater forested/shrub wetland. There is a ditch crossing from the north half to the south half of this tract. The soil is a mix of Rawson loam, Washtenaw silt loam, Morley silty clay loam, Houghton muck (drained) and Glynwood silt loam. Combine Tracts 1 & 2 for 53.5± acres in Noble County!

TRACT 3 (7.5± ACRES): House, Barns, Utility Shed and Land! With good road frontage on West Knapp Lake Road, this tract includes an early 1900's, 1,729± sq. ft. finished area, 1 1/2-story farmhouse, 3 bedrooms and 1 bath on a 252 sq. ft. basement and 759 sq. ft. crawl space. The farmhouse has L.P. central warm air heat, a private septic system and a private 4" well. This tract also includes a two-story bank & flat barn, a concrete silo, a 40' x 66' pole barn and a small utility shed. The pole barn has two large sliding doors, one measuring 14' H x 15' W and the other 14' H x 20' W, for all your farm equipment. With work, this mini farm has endless possibilities in West Noble School Corporation and is your one-time opportunity! Combine Tracts 2 & 3 for 46± acres in Noble County!

TRACT 4 (20± ACRES): Tillable Land with Potential Building Site! With good road frontage on South 800 West, this tract is primarily tillable land with access to a regulated ditch for drainage purposes. The soil is a mix of Morley silty clay loam, Rawson loam, Houghton muck (drained) and Glynwood silt loam. Combine tracts 4 & 5 for 40± acres, consisting of 38.06 cropland acres for Tract #13573, CLU #13 per FSA. Do not forget about the potential building site on this tract either!

TRACT 5 (20± ACRES): Tillable Land with Potential Building Site! With good road frontage on South 800 West, this tract is primarily tillable land with access to a regulated ditch for drainage purposes. The soil is a mix of Rawson loam, Morley silty clay loam, Washtenaw silt loam and Houghton muck (drained). Combine Tracts 4 & 5 for 40± acres, consisting of 38.06 cropland acres for Tract #13573, CLU #13 per FSA. Do not forget about the potential building site on this tract either!

Owner: **Estate of
Everett R. Denney**

Auction Mgr: **Steven Coil**
260-446-2037 (Cell)

800.451.2709

SchraderAuction.com

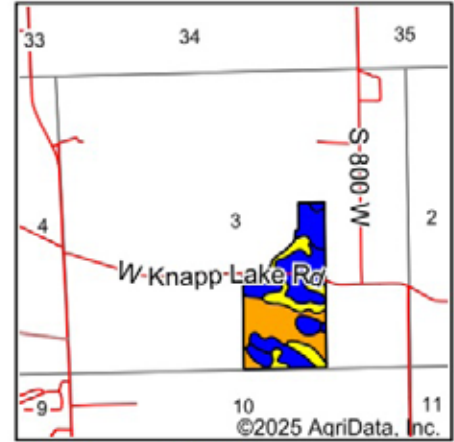
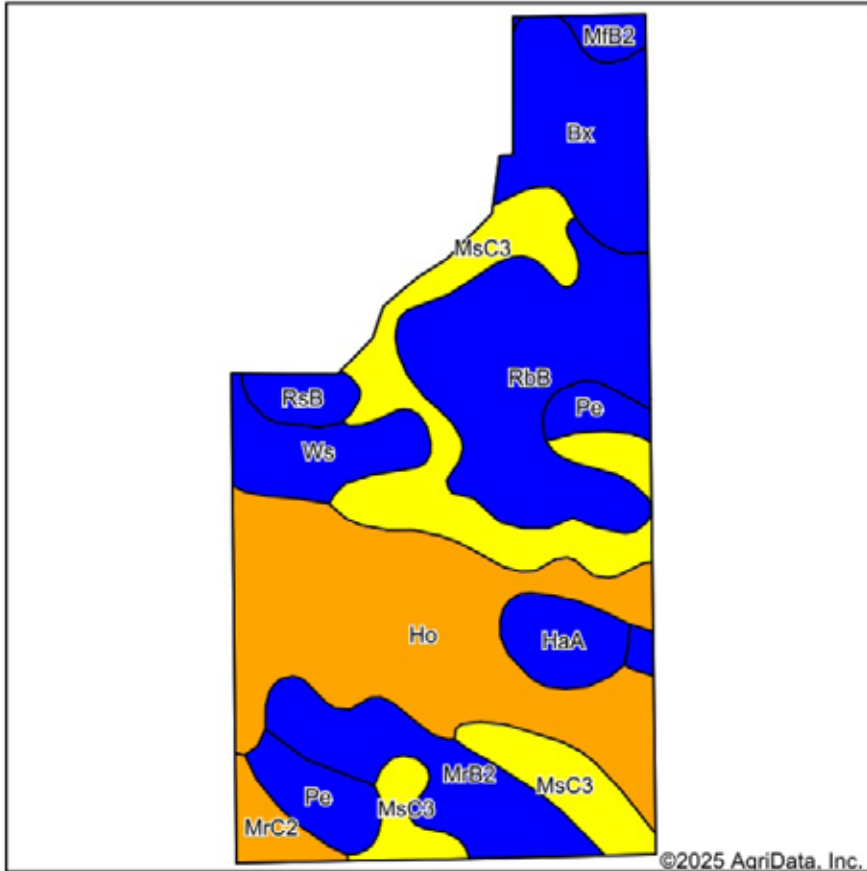




SOILS MAP

SOILS MAP

TRACTS 1-3



State: **Indiana**
 County: **Noble**
 Location: **3-33N-8E**
 Township: **Washington**
 Acres: **61.41**
 Date: **7/22/2025**



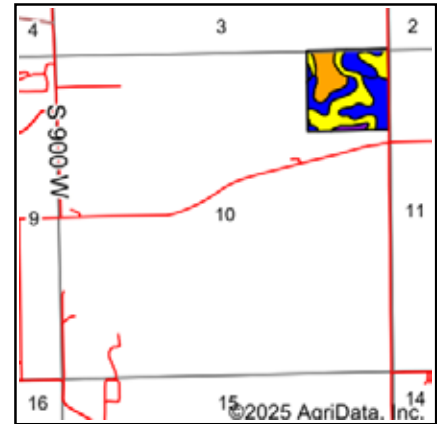
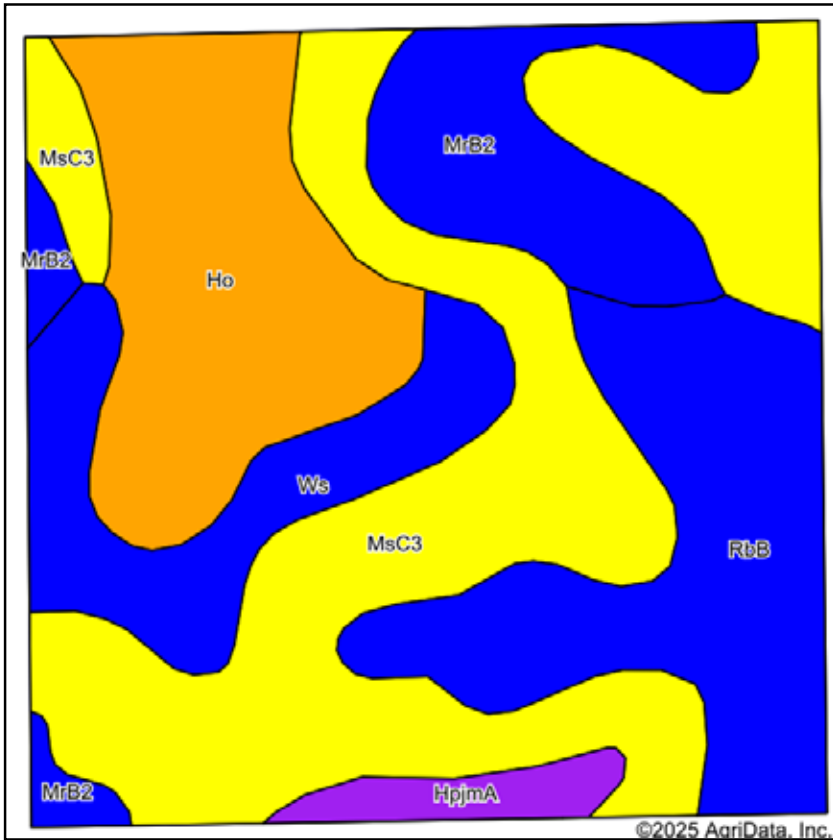
Soils data provided by USDA and NRCS.

Area Symbol: IN113, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	
Ho	Houghton muck, drained	16.03	26.0%		Illw	159		5			11	42	64	
MsC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	11.78	19.2%		IVe	105	15	4	7			37	47	
RbB	Rawson loam, 2 to 6 percent slopes	10.92	17.8%		Ile	143	20	5			10	50	65	
Bx	Brookston silt loam	5.72	9.3%		Ilw	175	24	6			12	49	70	
MrB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	5.23	8.5%		Ile	128	1	4	8	5		44	57	
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	3.29	5.4%		Ilw	157		5	11			47	64	
Ws	Washtenaw silt loam	3.14	5.1%		Ilw	170	22	6			11	51	68	
HaA	Haskins loam, 0 to 3 percent slopes	2.16	3.5%		Ilw	158		5	11			59	62	
MrC2	Morley silt loam, 6 to 12 percent slopes, eroded	1.26	2.1%		IIIe	118	16	4	8			41	53	
RsB	Riddles sandy loam, 1 to 6 percent slopes	1.17	1.9%		Ile	143		5	9			49	58	
MIB2	Miami loam, 2 to 6 percent slopes, eroded	0.71	1.2%		Ile	143	19	5	9			49	64	
Weighted Average						2.67	143.7	10.4	4.8	3.4	0.4	6.3	44.8	60.7

SOILS MAP

TRACTS 4-5



State: **Indiana**
 County: **Noble**
 Location: **10-33N-8E**
 Township: **Washington**
 Acres: **40.27**
 Date: **7/22/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

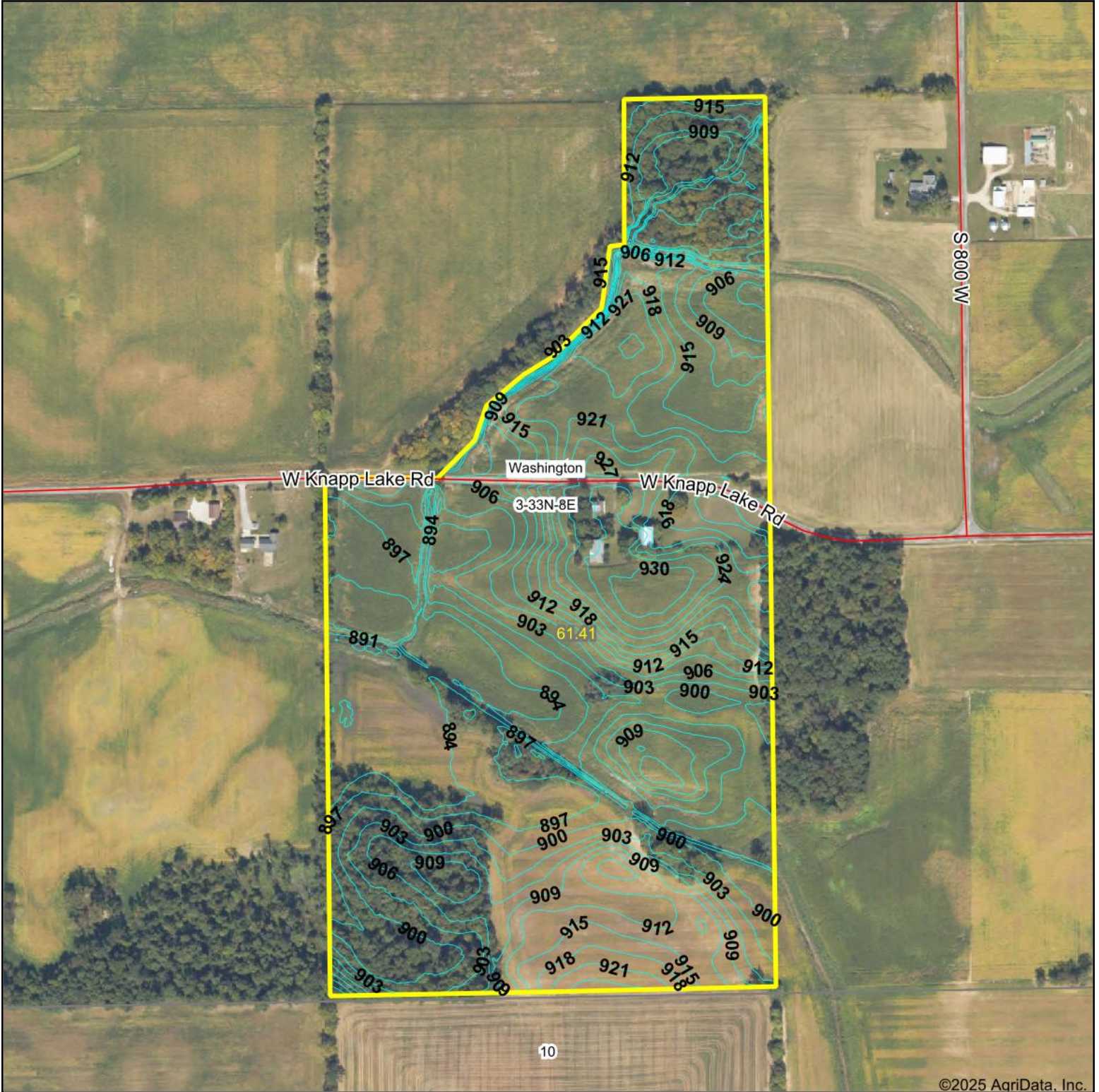
Area Symbol: IN113, Soil Area Version: 30														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	
MsC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	15.46	38.4%		Ive	105	15	4	7			37	47	
RbB	Rawson loam, 2 to 6 percent slopes	7.52	18.7%		Ile	143	20	5		10		50	65	
Ho	Houghton muck, drained	7.30	18.1%		IIIw	159		5		11		42	64	
MrB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	4.70	11.7%		Ile	128	1	4	8	5		44	57	
Ws	Washtenaw silt loam	4.32	10.7%		IIw	170	22	6			11	51	68	
HpjmA	Houghton muck, disintegration moraine, 0 to 2 percent slopes	0.97	2.4%		Vw									
Weighted Average						3.02	129	12	4.5	3.6	0.6	5	41.8	55.7



TOPOGRAPHY MAP

TOPOGRAPHY MAP

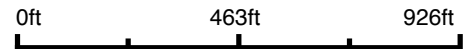
TRACTS 1-3



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Source: USGS 1 meter dem
 Interval(ft): 3.0
 Min: 888.8
 Max: 931.9
 Range: 43.1
 Average: 907.3
 Standard Deviation: 10.14 ft



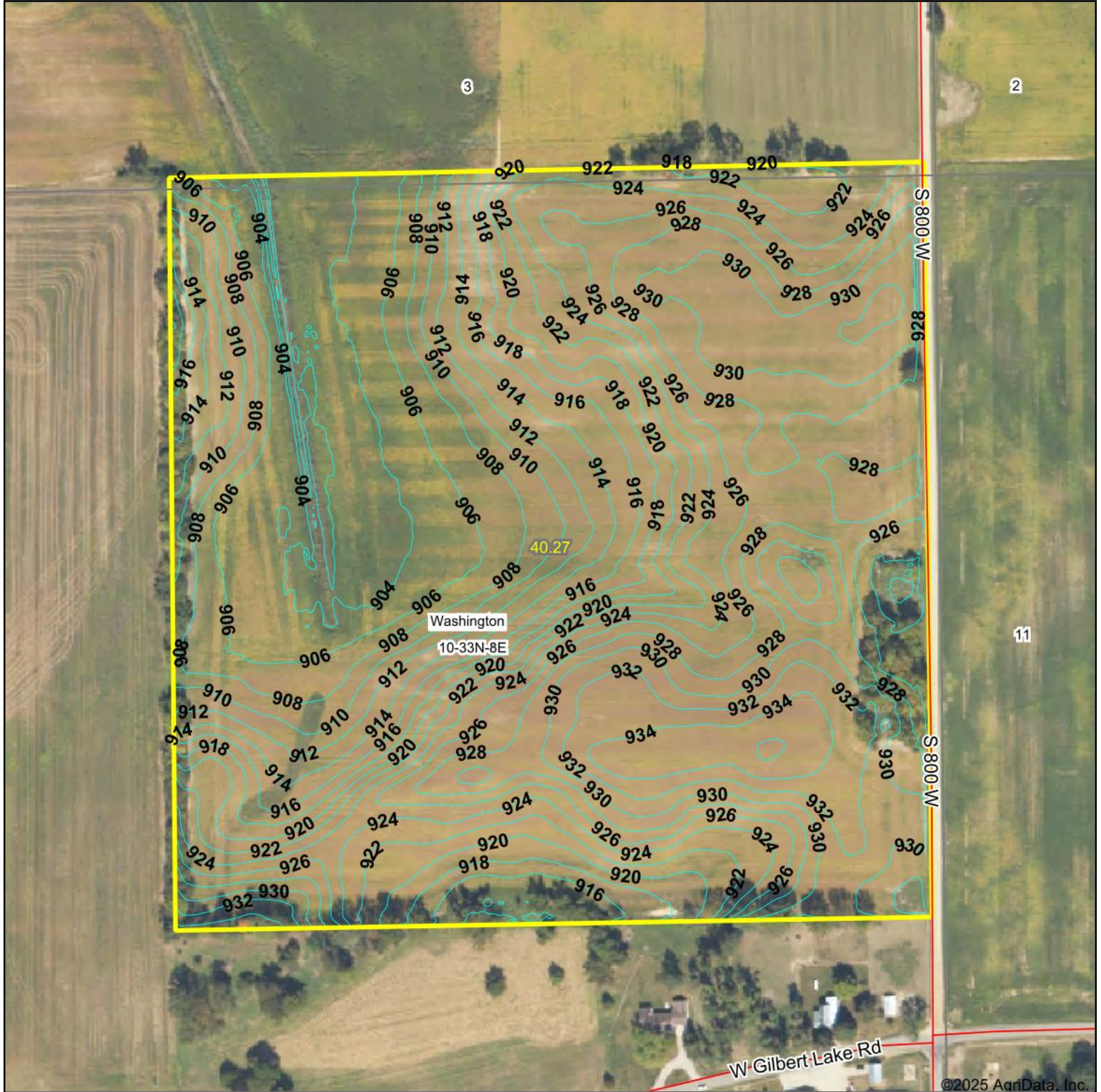
7/22/2025

3-33N-8E
Noble County
Indiana

Boundary Center: 41° 20' 33.17, -85° 34' 54.74

TOPOGRAPHY MAP

TRACTS 4-5



Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 898.6

Max: 936.3

Range: 37.7

Average: 919.5

Standard Deviation: 9.81 ft

0ft 273ft 547ft



7/22/2025

10-33N-8E
Noble County
Indiana

Boundary Center: 41° 20' 13.65, -85° 34' 37.52

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FSA INFORMATION

FSA INFORMATION

INDIANA
NOBLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 8187
Prepared : 7/28/25 2:09 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 : 18-113-2014-116
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
100.24	79.94	79.94	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	79.94	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	7.00	0.00	39	
Corn	39.20	0.00	133	0
Soybeans	24.30	0.00	43	0
TOTAL	70.50	0.00		

NOTES

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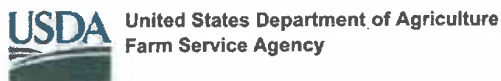
Tract Number : 12323
Description : SEC 3, WASHINGTON TWP
FSA Physical Location : INDIANA/NOBLE
ANSI Physical Location : INDIANA/NOBLE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : EVERETT REX DENNEY, KAREN ANN DENNEY
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
9.84	9.84	9.84	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
NOBLE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8187
Prepared : 7/28/25 2:09 PM CST
Crop Year : 2025

Tract 12323 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	9.84	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.90	0.00	39
Corn	4.90	0.00	133
Soybeans	2.60	0.00	43
TOTAL	8.40	0.00	

NOTES

Tract Number : 13572

Description : SEC 3, WASHINGTON TWP.
FSA Physical Location : INDIANA/NOBLE
ANSI Physical Location : INDIANA/NOBLE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : EVERETT REX DENNEY, KAREN ANN DENNEY
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
17.51	9.16	9.16	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	9.16	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.80	0.00	39
Corn	4.30	0.00	133
Soybeans	2.70	0.00	43
TOTAL	7.80	0.00	

NOTES

FSA INFORMATION

INDIANA
NOBLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8187
Prepared : 7/28/25 2:09 PM CST
Crop Year : 2025

Tract Number : 13573
Description : SEC 3 & 10, WASHINGTON TWP
FSA Physical Location : INDIANA/NOBLE
ANSI Physical Location : INDIANA/NOBLE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : EVERETT REX DENNEY, KAREN ANN DENNEY
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
72.89	60.94	60.94	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	60.94	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.30	0.00	39
Corn	30.00	0.00	133
Soybeans	19.00	0.00	43
TOTAL	54.30	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, 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

USDA Farm 8187 Tract 13572
Administered by: Noble County, Indiana

Map prepared on: 12/23/2024
17.51 Tract acres
9.16 Cropland acres
0 CRP acres

Wetland Determination Identifiers:
● Restricted Use **TRS: 33N8E3**
▼ Limited Restrictions **Noble**
■ Exempt from Conservation Compliance Provisions

CRP
 CLU

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2024-12-23 08:46:15

CLU	Acres	HEL Contract	Prac Yr
2	9.16	H	



Hexagon

0 170 340 510 680 Feet

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

USDA Farm 8187 Tract 12323
 Administered by: Noble County, Indiana

Map prepared on: 12/23/2024
 9.84 Tract acres
 9.84 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 Restricted Use ● TRS: 33N8E3
 Limited Restrictions ▼ Noble
 Exempt from Conservation Compliance Provisions ■

CRP
 CLU



Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2024-12-23 08:46:15



CLU	Acres	HEL Contract	Prac Yr
4	9.84	H	

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

USDA Farm 8187 Tract 13573

Administered by: Noble County, Indiana

Map prepared on: 12/23/2024
 72.89 Tract acres
 60.94 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:

- Restricted Use **TRS: 33N8E10**
- ▼ Limited Restrictions **Noble**
- Exempt from Conservation Compliance Provisions

- CRP
- CLU



Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2024-12-23 08:46:15



CLU	Acres	HEL Contract	Prac Yr
3	2.53	N	
6	13.1	H	
12	7.25	N	
13	38.06	H	

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.



COUNTY RECORDS

COUNTY RECORDS

TRACTS 1-3

Noble County, IN

Summary (Auditor)

Parcel ID 57-18-03-200-002.000-018
 Bill ID 018-100188-01
 Reference # 571803200002000018
 Property Address 8345 W Knapp Lake Rd
 Kimmell, IN, 46760
 Brief Legal Description W 1/2 Se 1/4 Sec 3 61.138a
 (Note: Not to be used on legal documents)
 Class AGRICULTURAL - CASH GRAIN/GENERAL FARM
 Tax District 57018 Washington Twp
 Tax Rate Code 18065 - Adv Tax Rate
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Last Change Date

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels.

FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.

Tax Rate

1.4062

Ownership (Auditor)

Deeded Owner
[Denney Everett Rex & Karen Ann](#)
 608 N Main St
 Kendallville, IN 46755

Taxing District (Assessor)

County: Noble
 Township: WASHINGTON TOWNSHIP
 State District: 57018 WASHINGTON TOWNSHIP
 Local District: 57018
 School Corp: WEST NOBLE
 Neighborhood: 1850100 Wash Twp Base Area

Site Description (Assessor)

Topography: Rolling
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality: Static
 Parcel Acreage: 61.14

Transfer History (Assessor)

For current transfer history, see Transfer History (Auditor) below.

Date	New Owner	Doc ID	Book/Page	Sale Price
8/13/2003	DENNEY EVERETT REX AND KAREN ANN		0308/00561	\$1.00
8/13/2003	DENNEY EVERETT AND SANDRA HUNTSMAN		0308/00558	\$1.00
8/1/2002	DENNEY ARVIL RUTH			\$0.00

Contact the Auditor's Office for correct transfer dates.

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
8/13/2003	Denney Arvil & Ruth	Qc Deed			030800561

Contact the Auditor's Office for correct transfer dates.

Valuation

Assessment Year	2025	2024	2024 (2)	2023	2022
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/4/2025	7/1/2024	4/11/2024	4/7/2023	4/15/2022
Land	\$126,800	\$122,900	\$122,900	\$107,600	\$93,200
Land Res (1)	\$29,300	\$29,300	\$29,300	\$28,200	\$28,200
Land Non Res (2)	\$97,500	\$93,600	\$93,600	\$68,700	\$54,300
Land Non Res (3)	\$0	\$0	\$0	\$10,700	\$10,700
Improvement	\$111,800	\$112,000	\$112,000	\$110,900	\$105,600

COUNTY RECORDS

TRACTS 1-3

Assessment Year	2025	2024	2024 (2)	2023	2022
Imp Res (1)	\$93,400	\$94,300	\$94,300	\$91,600	\$88,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$18,400	\$17,700	\$17,700	\$19,300	\$17,400
Total	\$238,600	\$234,900	\$234,900	\$218,500	\$198,800
Total Res (1)	\$122,700	\$123,600	\$123,600	\$119,800	\$116,400
Total Non Res (2)	\$97,500	\$93,600	\$93,600	\$68,700	\$54,300
Total Non Res (3)	\$18,400	\$17,700	\$17,700	\$30,000	\$28,100

Homestead Allocations

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Land	\$122,900.00	\$107,600.00	\$93,200.00	\$85,500.00	\$79,900.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$112,000.00	\$110,900.00	\$105,600.00	\$84,300.00	\$76,900.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tax History

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.
 Note: Total due amount rolls forward to the most current year

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$1,651.58	\$1,654.48	\$1,433.44	\$1,306.70	\$1,352.08
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,651.58	\$1,654.48	\$1,433.44	\$1,306.70	\$1,352.08
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$366.84	\$372.96	\$366.84	\$372.96	\$372.96
	887 Piper - \$366.84	906 Turkey Creek - \$6.12 887 Piper - \$366.84	887 Piper - \$366.84	906 Turkey Creek - \$6.12 887 Piper - \$366.84	906 Turkey Creek - \$6.12 887 Piper - \$366.84
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$3,670.00	\$3,681.92	\$3,233.72	\$2,986.36	\$3,077.12
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$3,670.00)	(\$3,681.92)	(\$3,233.72)	(\$2,986.36)	(\$3,077.12)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Property taxes for 2024 Pay 2025 are certified.
 First installment for 2024 Pay 2025 tax is due May 12th, 2025. The second installment is due November 10th, 2025.

Property Tax Bill Payment

Visit Nobles County Treasurer's Office

Pay and/or View Tax Bill

Pay and/or View Tax Bill

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2024 Pay 2025	2108822	4/17/2025	B 7 W/OE \$92985.24	\$1,835.00
2024 Pay 2025	2108823	4/17/2025	B 7 W/OE \$92985.24	\$1,835.00

COUNTY RECORDS

TRACTS 1-3

Year	Receipt #	Transaction Date	Description	Amount
2023 Pay 2024	2056566	4/19/2024	B 5 W/OE 04/18/2024	\$1,840.96
2023 Pay 2024	2056567	4/19/2024	B 5 W/OE 04/18/2024	\$1,840.96
2022 Pay 2023	2002051	4/26/2023	4/25/ B 18 W/OE	\$1,616.86
2022 Pay 2023	2002053	4/26/2023	4/25/ B 18 W/OE	\$1,616.86
2021 Pay 2022	1977416	10/17/2022	M #1183 E DENNEY	\$1,493.18
2021 Pay 2022	1949737	4/25/2022	b6 4/22/22 w/oe	\$1,493.18
2020 Pay 2021	1931729	11/3/2021	11/3/21 B 6 W/OE	\$1,538.56
2020 Pay 2021	1905956	5/5/2021	5/5/21 B 3 W/OE	\$1,538.56
2019 Pay 2020	1878066	11/5/2020	LB 11/5/20 B1 W/OE	\$1,582.62
2019 Pay 2020	1845036	5/1/2020	LB 5/1/20 B2 W/OE	\$1,582.62
2018 Pay 2019	1820365	11/5/2019	1081 E Rex Denney	\$1,435.88
2018 Pay 2019	1794781	5/6/2019	1064 E REX DENNEY	\$1,435.88
2017 Pay 2018	1767771	11/7/2018	3P 11028EVERETT DENN	\$1,567.32
2017 Pay 2018	1733183	4/25/2018	#1031 \$2341.47 3P	\$1,567.32
2016 Pay 2017	1710762	11/7/2017	3P1016 REX DENNEY	\$1,295.34
2016 Pay 2017	1679302	5/3/2017	3P 996 DENNEY EVERET	\$1,295.34
2015 Pay 2016	1654600	11/4/2016	969 EDenney	\$1,285.38
2015 Pay 2016	1622850	5/2/2016	3P 933 EVERETT DENNE	\$1,285.38
2014 Pay 2015	1595373	10/30/2015	3P 906 D EVERETT	\$1,299.52
2014 Pay 2015	1570285	5/6/2015	878	\$1,299.52
2013 Pay 2014	1543554	11/6/2014	3P 863	\$1,313.96
2013 Pay 2014	1512913	5/5/2014	815	\$1,313.96

Tax Estimator

[Link to DLGF Tax Estimator](#)

Special Assessments

906 Turkey Creek

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Spring Tax	\$0.00	\$3.06	\$0.00	\$3.06	\$3.06
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$0.00	\$3.06	\$0.00	\$3.06	\$3.06
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

887 Piper

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Spring Tax	\$183.42	\$183.42	\$183.42	\$183.42	\$183.42
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$183.42	\$183.42	\$183.42	\$183.42	\$183.42
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9ag		0	0	1.0000	\$29,300.00	\$29,300.00	\$29,300.00	0%	\$29,300.00
AGRICULTURAL EXCESS ACREAGE		0	0	1.366	\$8,100.00	\$8,100.00	\$11,064.60	0%	\$11,060.00
FARM BUILDINGS		0	0	.067	\$2,390.00	\$2,390.00	\$160.13	(40%)	\$100.00
LEGAL DITCH		0	0	11.214	\$2,390.00	\$2,390.00	\$26,801.46	(100%)	\$0.00
PUBLIC ROAD/ROW		0	0	1.076	\$2,390.00	\$2,390.00	\$2,571.64	(100%)	\$0.00
TILLABLE LAND	BX	0	0	.903	\$2,390.00	\$3,059.00	\$2,762.28	0%	\$2,760.00
WOODLAND	BX	0	0	1.797	\$2,390.00	\$3,059.00	\$5,497.02	(80%)	\$1,100.00
TILLABLE LAND	HAA	0	0	2.051	\$2,390.00	\$2,438.00	\$5,000.34	0%	\$5,000.00
WOODLAND	HO	0	0	1.127	\$2,390.00	\$2,653.00	\$2,989.93	(80%)	\$600.00

COUNTY RECORDS

TRACTS 1-3

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
TILLABLE LAND	HO	0	0	9.382	\$2,390.00	\$2,653.00	\$24,890.45	0%	\$24,890.00
TILLABLE LAND	MFB2	0	0	.013	\$2,390.00	\$2,127.00	\$27.65	0%	\$30.00
WOODLAND	MFB2	0	0	.708	\$2,390.00	\$2,127.00	\$1,505.92	(80%)	\$300.00
WOODLAND	MRB2	0	0	1.712	\$2,390.00	\$1,840.00	\$3,150.08	(80%)	\$630.00
TILLABLE LAND	MRB2	0	0	3.469	\$2,390.00	\$1,840.00	\$6,382.96	0%	\$6,380.00
WOODLAND	MRC2	0	0	1.235	\$2,390.00	\$1,625.00	\$2,006.88	(80%)	\$400.00
WOODLAND	MSC3	0	0	.117	\$2,390.00	\$1,434.00	\$167.78	(80%)	\$30.00
TILLABLE LAND	MSC3	0	0	9.939	\$2,390.00	\$1,434.00	\$14,252.53	0%	\$14,250.00
TILLABLE LAND	PE	0	0	.260	\$2,390.00	\$2,653.00	\$689.78	0%	\$690.00
WOODLAND	PE	0	0	1.968	\$2,390.00	\$2,653.00	\$5,221.10	(80%)	\$1,040.00
TILLABLE LAND	RBB	0	0	8.882	\$2,390.00	\$2,342.00	\$20,801.64	0%	\$20,800.00
TILLABLE LAND	RSB	0	0	.549	\$2,390.00	\$2,342.00	\$1,285.76	0%	\$1,290.00
TILLABLE LAND	WS	0	0	2.305	\$2,390.00	\$2,653.00	\$6,115.17	0%	\$6,120.00

Tax Statements (Treasurer)

- [2024 Pay 2025 Tax Statement \(PDF\)](#)
- [2023 Pay 2024 Tax Statement \(PDF\)](#)
- [2022 Pay 2023 Tax Statement \(PDF\)](#)
- [2021 Pay 2022 Tax Statement \(PDF\)](#)
- [2020 Pay 2021 Tax Statement \(PDF\)](#)
- [2019 Pay 2020 Tax Statement \(PDF\)](#)
- [2018 Pay 2019 Tax Statement \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

Residential

Description	SINGLE-FAMILY RESIDENCE
Story Height	1.5
Style	
Finished Area	1729
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	0
Bedrooms	3
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	6
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	1011	1011
1/2	Wood Frame	718	718
B		252	0
C		759	0

Features	Area
Porch, Open Frame	150

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
SINGLE-FAMILY RESIDENCE	100	D+1	1900	1929	A	0.95	1729	1.28	0
DETACHED GARAGE	100	D	1900	1900	P	0.95	252	1.28	0
BARN, 2 STORY BANK & FLAT	100	D	1900	1900	F	0.95	2400	1.28	0
SILO	100	C	1900	1900	P	0.95	78	1.28	0
BARN, POLE	100	C	1982	1982	A	0.95	2640	1.28	0

Property Record Cards

[2025 Property Record Card \(PDF\)](#)

[2024 Property Record Card \(PDF\)](#)

[2023 Property Record Card \(PDF\)](#)

COUNTY RECORDS

TRACTS 1-3

[2022 Property Record Card \(PDF\)](#)

[2021 Property Record Card \(PDF\)](#)

[2020 Property Record Card \(PDF\)](#)

Map



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

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 **SCHNEIDER**
GEOSPATIAL

COUNTY RECORDS

TRACTS 1-3

Wash Twp Base Area/1850 1/4

3/17/2023 : 23-24— REMOVED AG MARKETS PER STATE MANDATE

10/20/2022 : Cyclical 3-A: No change. JB

11/11/2019 : cyclical 2-B: No change. JB

9/23/2015 : 16-17 PER REASS CORRECTED BARN

6/13/2011 : 12-13—CORR HGTH OF POLE PER REASS

3/24/2008 : DELINEATED SOILS

11/25/2002 : CONVERT ENCLOSED PORCH TO LIVING AREA OVER CRAWL PER IMP 3-1-02/03 KJ

101, Cash Grain/General Farm

Transfer of Ownership

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

QC 0308/00561 \$1

AFF 0308/00566 \$1

WD /

8345 W KNAPP LAKE RD

Denney Everrett Rex and Karen

Date **Owner**

08/13/2003 DENNEY EVERETT R

08/13/2003 DENNEY EVERETT A

08/01/2002 DENNEY ARVIL RUJH

8345 W KNAPP LAKE RD

Denney Everrett Rex and Karen

Date **Owner**

08/13/2003 DENNEY EVERETT R

08/13/2003 DENNEY EVERETT A

08/01/2002 DENNEY ARVIL RUJH

57-18-03-200-002.000-018

General Information

Parcel Number 57-18-03-200-002.000-018

Local Parcel Number 18-100188-01

Tax ID: 18-100188-01

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County Noble

Township WASHINGTON TOWNSHIP

District 018 (Local 018)
WASHINGTON TOWNSHIP

School Corp 6065
WEST NOBLE

Neighborhood 1850100
Wash Twp Base Area

Section/Plat
003

Location Address (1)
8345 W KNAPP LAKE RD
KIMMELL, IN 46760

Assessment Year 2025

Reason For Change WIP

As Of Date 02/27/2025

Valuation Method Indiana Cost Mod

Equalization Factor 1.0000

Notice Required

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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	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	WIP	02/27/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$126,800	\$29,300	\$97,500	\$0	\$111,800	\$93,400	\$0	\$18,400	\$238,600	\$122,700	\$97,500	\$18,400
2024	Annual-Adj	07/01/2024	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$122,900	\$29,300	\$93,600	\$0	\$112,000	\$94,300	\$0	\$17,700	\$234,900	\$123,600	\$93,600	\$17,700
2023	Annual-Adj	04/07/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$107,600	\$28,200	\$68,700	\$10,700	\$110,900	\$91,600	\$0	\$19,300	\$218,500	\$119,800	\$68,700	\$30,000
2022	Annual-Adj	04/15/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$93,200	\$28,200	\$54,300	\$10,700	\$105,600	\$88,200	\$0	\$17,400	\$198,800	\$116,400	\$54,300	\$28,100

Valuation Records (Standard Deprec Res 100', Cl 100' Base Lot Res 0' X 0', Cl 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
9ag	A		0	1.0000	\$29,300	\$29,300	\$29,300	0%	1.0000	100.00	0.00	0.00	\$29,300
92	A	MSC	0	1.366	\$8,100	\$8,100	\$11,065	0%	1.0000	0.00	100.00	0.00	\$11,060
4	A	WS	0	9.939	\$2,390	\$1,434	\$14,253	0%	1.0000	0.00	100.00	0.00	\$14,250
4	A	RSB	0	2.305	\$2,390	\$2,653	\$6,115	0%	1.0000	0.00	100.00	0.00	\$6,120
4	A	PE	0	.549	\$2,390	\$2,342	\$1,286	0%	1.0000	0.00	100.00	0.00	\$1,290
4	A	HO	0	2.60	\$2,390	\$2,653	\$690	0%	1.0000	0.00	100.00	0.00	\$690
4	A	MFB2	0	9.382	\$2,390	\$2,653	\$24,890	0%	1.0000	0.00	100.00	0.00	\$24,890
4	A	RBB	0	.013	\$2,390	\$2,127	\$28	0%	1.0000	0.00	100.00	0.00	\$30
4	A	BX	0	8.882	\$2,390	\$2,342	\$20,802	0%	1.0000	0.00	100.00	0.00	\$20,800
4	A	HAA	0	.903	\$2,390	\$3,059	\$2,762	0%	1.0000	0.00	100.00	0.00	\$2,760
4	A	MRB	0	2.051	\$2,390	\$2,438	\$5,000	0%	1.0000	0.00	100.00	0.00	\$5,000
4	A	MSC	0	3.469	\$2,390	\$1,840	\$6,383	0%	1.0000	0.00	100.00	0.00	\$6,380
6	A	PE	0	.117	\$2,390	\$1,434	\$168	-80%	1.0000	0.00	100.00	0.00	\$30
6	A	HO	0	1.968	\$2,390	\$2,653	\$5,221	-80%	1.0000	0.00	100.00	0.00	\$1,040
6	A	HO	0	1.127	\$2,390	\$2,653	\$2,990	-80%	1.0000	0.00	100.00	0.00	\$600

Characteristics

Topography **Flood Hazard**

Public Utilities **ERA**

Streets or Roads **TIF**

Neighborhood Life Cycle Stage

Static

Printed Friday, April 25, 2025

Review Group 2023

Land Computations

Calculated Acreage 61.14

Actual Frontage 0

Developer Discount

Parcel Acreage 61.14

81 Legal Drain NV 11.21

82 Public Roads NV 1.08

83 UT Towers NV 0.00

9 Homesite 1.00

91/92 Acres 1.37

Total Acres Farmland 46.48

Farmland Value \$86,410

Measured Acreage 46.48

Avg Farmland Value/Acre 1859

Value of Farmland \$86,410

Classified Total \$0

Farm / Classified Value \$86,400

Homesite(s) Value \$29,300

91/92 Value \$11,100

Supp. Page Land Value \$30

CAP 1 Value \$29,300

CAP 2 Value \$97,500

CAP 3 Value \$0

Total Value \$126,800

Data Source External Only

Collector 10/20/2022 JB

Appraiser 10/20/2022 JB

COUNTY RECORDS

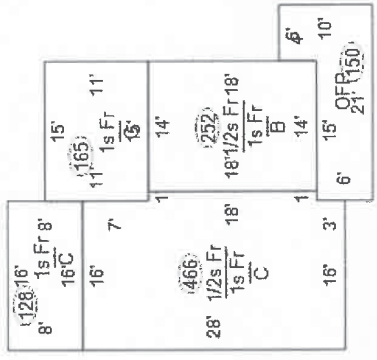
TRACTS 1-3

57-18-03-200-002.000-018 DENNEY EVERETT REX AND KA 8345 W KNAPP LAKE RD 101, Cash Grain/General Farm Wash Twp Base Area/1850 3/4

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	SINGLE-FAMILY RES	1	3
Story Height	1 1/2	0	0
Style	N/A	1	1
Finished Area	1729 sqft	1	1
Make		0	0
Floor Finish		3	5
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet		
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished		
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		
<input type="checkbox"/> Parquet			
Wall Finish		6	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other		
Exterior Features			
Description	Porch, Open Frame	Area	Value
		150	\$8,300

Accommodations	
Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	6
Heat Type	
Central Warm Air	

Specialty Plumbing	
Description	Value
	\$8,300



Cost Ladder			
Floor Constr	Base Finish	Value	Totals
1 1Fr	1011 1011	\$105,300	
2			
3			
4			
1/4			
1/2 1Fr	718 718	\$33,900	
3/4			
Attic			
Bsmt	252 0	\$19,000	
Crawl	759 0	\$6,700	
Slab			
Adjustments		Total Base	\$164,900
Unfin Int (-)		1 Row Type Adj. x 1.00	\$164,900
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)			\$0
No Elec (-)			\$0
Plumbing (+/-)		5 - 5 = 0 x \$0	\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$164,900
Sub-Total, 1 Units		\$8,300	\$173,200
Exterior Features (+)			\$173,200
Garages (+) 0 sqft		\$0	0.85
Quality and Design Factor (Grade)			0.96
Location Multiplier			
Replacement Cost			\$141,331

Summary of Improvements														
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value
1: SINGLE-FAMILY RESIDE	1 1/2	Wood Fr	D+1	1900	1929	96 A	0.96	\$52.35	0.96		1,981 sqft	\$141,331	50%	\$70,670
2: BARN, 2 STORY BANK & POLE	2	T3AW	D	1900	1900	125 F	0.96	\$15.74	0.96		40' x 60' x 14'	\$80,280	70%	\$24,080
3: BARN, POLE	1	T3AW	C	1982	1982	43 A	0.96	\$69.52	0.96	\$45.71	40' x 66' x 12'	\$30,443	60%	\$12,180
4: DETACHED GARAGE	1	Wood Fr	D	1900	1900	125 P	0.96	\$59.52	0.96		14' x 18'	\$11,519	75%	\$2,880
5: SILO	1	Concrete	C	1900	1900	125 P	0.96	\$9.120	0.96		10' x 30'	\$9,120	80%	\$1,820
Total all pages										\$111,800	Total this page		\$11,800	

COUNTY RECORDS

TRACTS 1-3

2/4

Wash Twp Base Area/1850100

Supplemental Land Page

8345 W KNAPP LAKE RD

DENNEY EVERETT REX AND KARE

57-18-03-200-002.000-018

Land Data / Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0'

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
6	A	MFB2	0	.708	0.89	\$2,390	\$2,127	\$1,506	-80%	1.0000	0.00	100.00	0.00	\$300
6	A	BX	0	1.797	1.28	\$2,390	\$3,059	\$5,487	-80%	1.0000	0.00	100.00	0.00	\$1,100
6	A	MIRB	0	1.712	0.77	\$2,390	\$1,840	\$3,150	-80%	1.0000	0.00	100.00	0.00	\$630
6	A	MRC	0	1.235	0.68	\$2,390	\$1,625	\$2,007	-80%	1.0000	0.00	100.00	0.00	\$400
71	A		0	.067	1.00	\$2,390	\$2,390	\$160	-40%	1.0000	0.00	100.00	0.00	\$100
81	A		0	11.214	1.00	\$2,390	\$2,390	\$26,801	-100%	1.0000	0.00	100.00	0.00	\$00
82	A		0	1.076	1.00	\$2,390	\$2,390	\$2,572	-100%	1.0000	0.00	100.00	0.00	\$00

COUNTY RECORDS

TRACTS 1-3

STATE FORM 53569 (R25 / 11-24)
APPROVED BY, STATE BOARD OF ACCOUNTS, 2024

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY: 57 - Noble

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 57-18-03-200-002.000-018	DUPLICATE NUMBER 25336	TAX YEAR 2024 Payable 2025	Late Payment Penalty: 5% penalty after May 12, 2025, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 11, 2025
TAXING UNIT NAME Washington Twp	LEGAL DESCRIPTION W 1/2 Se 1/4 Sec 3 61.138a		
PROPERTY ADDRESS 8345 W Knapp Lake Rd, Kimmell IN 46760			SPRING AMOUNT DUE by May 12, 2025: \$ 1,835.00



8692*23**G50**1.402**5/12*****AUTO**5-DIGIT 46755
DENNEY EVERETT REX & KAREN ANN
608 N MAIN ST
KENDALLVILLE IN 46755-1431

Phone: (260)636-2644
Pay online at: https://payments.municipipay.com/in_noble
Pay by Phone: 260-908-9851

Remit Payment and Make Check Payable to:
Noble County Treasurer
109 N York St
Albion IN 46701

00000253360000001835001

COUNTY: 57 - Noble

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 57-18-03-200-002.000-018	DUPLICATE NUMBER 25336	TAX YEAR 2024 Payable 2025	Late Payment Penalty: 5% penalty after November 10, 2025, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2025
TAXING UNIT NAME Washington Twp	LEGAL DESCRIPTION W 1/2 Se 1/4 Sec 3 61.138a		
PROPERTY ADDRESS 8345 W Knapp Lake Rd, Kimmell IN 46760			FALL AMOUNT DUE by November 10, 2025: \$ 1,835.00



DENNEY EVERETT REX & KAREN ANN
608 N MAIN ST
KENDALLVILLE IN 46755

Phone: (260)636-2644
Pay online at: https://payments.municipipay.com/in_noble
Pay by Phone: 260-908-9851

Remit Payment and Make Check Payable to:
Noble County Treasurer
109 N York St
Albion IN 46701

00000253360000001835001

COUNTY: 57 - Noble

TAXPAYERS' COPY – KEEP FOR YOUR RECORDS

PARCEL NUMBER 57-18-03-200-002.000-018	DUPLICATE NUMBER 25336	TAX YEAR 2024 Payable 2025	DUE DATES SPRING - May 12, 2025 FALL - November 10, 2025
TAXING UNIT NAME Washington Twp	LEGAL DESCRIPTION W 1/2 Se 1/4 Sec 3 61.138a		

DATE OF STATEMENT: 03/24/2025

TOTAL DUE FOR 24 PAY 25: \$3,670.00

PROPERTY ADDRESS 8345 W Knapp Lake Rd, Kimmell IN 46760	
PROPERTY TYPE Real	TOWNSHIP WASHINGTON TWP
ACRES 61.1400	COUNTY SPECIFIC RATE 18.214900

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,651.58	\$1,651.58
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment(OA)	\$183.42	\$183.42
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$1,835.00	\$1,835.00
Payment Received	(\$0.00)	(\$0.00)
Balance Due	\$1,835.00	\$1,835.00

DENNEY EVERETT REX & KAREN ANN
608 N MAIN ST
KENDALLVILLE IN 46755



COUNTY RECORDS

TRACTS 1-3


STATE FORM 53569 (R25 / 11-24)
APPROVED BY STATE BOARD OF ACCOUNTS, 2024

TREASURER FORMS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other property. Beginning with 2023 Pay 2024, the Mortgage Deduction is no longer available. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dleg/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u> Denney Everett Rex & Karen Ann 608 N Main St Kendallville IN 46755	<u>Address</u> 8345 W Knapp Lake Rd Kimmell IN 46760	<u>Date of Notice</u> 03/24/2025	<u>Parcel Number</u> 57-18-03-200-002.000-018	<u>Taxing District</u> 018 Washington Twp
		<u>Duplicate Number</u> 25336	<u>Tax ID Number</u> 018-100188-01	
<u>Legal Description</u> W 1/2 Sec 1/4 Sec 3 61.138a	<u>Billed Mortgage Company</u>			<u>Property Type</u> Real

Spring installment due on or before May 12, 2025, and Fall installment due on or before November 10, 2025.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2023 Pay 2024	2024 Pay 2025
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and agricultural land	\$188,500	\$217,200
1c. Gross assessed value of all other property, including personal property	\$30,000	\$17,700
2. Equals total gross assessed value of property	\$218,500	\$234,900
2a. Minus deductions (see Table 5 below)	\$0	\$0
3. Equals subtotal of net assessed value of property	\$218,500	\$234,900
3a. Multiplied by your local tax rate	1.5144	1.4062
4. Equals gross tax liability (see Table 3 below)	\$3,308.96	\$3,303.16
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to Over 65 Circuit Breaker Credit ¹	\$0.00	\$0.00
4d. Minus savings due to County Option Circuit Breaker Credit	\$0.00	\$0.00
5. Total property tax liability (see remittance coupon for total amount due)	\$3,308.96	\$3,303.16

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) ²	\$4,670.00	\$4,875.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$0.00	\$0.00
Maximum tax that may be imposed under cap	\$4,670.00	\$4,875.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2024	TAX RATE 2025	TAX AMOUNT 2024	TAX AMOUNT 2025	TAX DIFFERENCE 2024 - 2025	PERCENT DIFFERENCE
COUNTY	0.3757	0.3480	\$820.90	\$817.45	(\$3.45)	(0.42)%
LIBRARY	0.0655	0.0620	\$143.12	\$145.64	\$2.52	1.76%
SCHOOL WN	0.9991	0.9255	\$2,183.04	\$2,174.00	(\$9.04)	(0.41)%
SOLID WASTE	0.0111	0.0106	\$24.25	\$24.90	\$0.65	2.68%
TOWNSHIP	0.0630	0.0601	\$137.65	\$141.17	\$3.52	2.56%
TOTAL	1.5144	1.4062	\$3,308.96	\$3,303.16	(\$5.80)	(0.18)%

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2024	2025	% Change
887 Piper	\$366.84	\$366.84	0.0%
906 Turkey Creek	\$0.00	\$0.00	0.00%
906 Turkey Creek (Kos Co)	\$6.12	\$0.00	(100.0)%
TOTAL ADJUSTMENTS	\$372.96	\$366.84	(1.6)%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY⁴

TYPE OF DEDUCTION	2024	2025

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.
 2. The property tax cap is calculated separately for each class of property owned by the taxpayer.
 3. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dleg/referendum-information.
 4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.



COUNTY RECORDS

TRACTS 4-5

Noble County, IN

Summary (Auditor)

Parcel ID 57-18-10-100-001.000-018
 Bill ID 018-100188-51
 Reference #
 Property Address S 800 W
 Kimmell, IN, 46760
 Brief Legal Description NE 1/4 NE 1/4 Sec 10 40A
 (Note: Not to be used on legal documents)
 Instrument Nbr N/A
 Doc Nbr N/A
 Class AGRICULTURAL - VACANT LAND
 Tax District 57018 Washington Twp
 Tax Rate Code 18065 - Adv Tax Rate
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Last Change Date

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels.
FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due,
 or the Assessor's Office for information on assessed values.

Tax Rate

1.4062

Ownership (Auditor)

Deeded Owner
[Denney, Everett Rex & Karen Ann](#)
 608 N Main St
 Kendallville, IN 46755

Taxing District (Assessor)

County: Noble
 Township: WASHINGTON TOWNSHIP
 State District: 57018 WASHINGTON TOWNSHIP
 Local District: 57018
 School Corp: WEST NOBLE
 Neighborhood: 1850100 Wash Twp Base Area

Site Description (Assessor)

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

Transfer History (Assessor)

For current transfer history, see Transfer History (Auditor) below.

Date	New Owner	Doc ID	Book/Page	Sale Price
8/13/2003	DENNEY EVERETT REX AND KAREN ANN		0308/00561	\$1.00
8/13/2003	DENNEY EVERETT REX AND SANDRA CAROLE HUNTS		0308/00558	\$1.00
3/8/2002	DENNEY ARVIL RUTH			\$0.00

Contact the Auditor's Office for correct transfer dates.

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
1/1/1900					

Contact the Auditor's Office for correct transfer dates.

Valuation

Assessment Year	2025	2024	2024 (2)	2023	2022
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/4/2025	7/1/2024	4/11/2024	4/7/2023	4/15/2022
Land	\$70,400	\$67,200	\$67,200	\$56,000	\$44,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$70,400	\$67,200	\$67,200	\$56,000	\$44,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0

COUNTY RECORDS

TRACTS 4-5

Assessment Year	2025	2024	2024 (2)	2023	2022
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$70,400	\$67,200	\$67,200	\$56,000	\$44,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$70,400	\$67,200	\$67,200	\$56,000	\$44,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Homestead Allocations

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Land	\$67,200.00	\$56,000.00	\$44,200.00	\$38,000.00	\$37,700.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tax History

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.
Note: Total due amount rolls forward to the most current year

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$472.48	\$424.03	\$318.70	\$292.43	\$325.08
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$472.48	\$424.03	\$318.70	\$292.43	\$325.08
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$230.76	\$235.74	\$230.74	\$235.74	\$235.74
	672 Tippecanoe - \$25.00 887 Piper - \$205.76	672 Tippecanoe - \$25.00 906 Turkey Creek - \$5.00 887 Piper - \$205.74	672 Tippecanoe - \$25.00 887 Piper - \$205.74	672 Tippecanoe - \$25.00 906 Turkey Creek - \$5.00 887 Piper - \$205.74	672 Tippecanoe - \$25.00 906 Turkey Creek - \$5.00 887 Piper - \$205.74
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,175.72	\$1,083.80	\$868.14	\$820.60	\$885.90
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,175.72)	(\$1,083.80)	(\$868.14)	(\$820.60)	(\$885.90)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Property taxes for 2024 Pay 2025 are certified.
First installment for 2024 Pay 2025 tax is due May 12th, 2025. The second installment is due November 10th, 2025.

Property Tax Bill Payment

Visit Noble County Treasurer's Office

Pay and/or View Tax Bill

Pay and/or View Tax Bill

Payments (Treasurer)

COUNTY RECORDS

TRACTS 4-5

Year	Receipt #	Transaction Date	Description	Amount
2024 Pay 2025	2108818	4/17/2025	B 7 W/OE \$92985.24	\$587.86
2024 Pay 2025	2108819	4/17/2025	B 7 W/OE \$92985.24	\$587.86
2023 Pay 2024	2056570	4/19/2024	B 5 W/OE 04/18/2024	\$541.90
2023 Pay 2024	2056571	4/19/2024	B 5 W/OE 04/18/2024	\$541.90
2022 Pay 2023	2002049	4/26/2023	4/25/ B 18 W/OE	\$434.07
2022 Pay 2023	2002054	4/26/2023	4/25/ B 18 W/OE	\$434.07
2021 Pay 2022	1977417	10/17/2022	M #1183 E DENNEY	\$410.30
2021 Pay 2022	1949736	4/25/2022	b6 4/22/22 w/oe	\$410.30
2020 Pay 2021	1931730	11/3/2021	11/3/21 B 6 W/OE	\$442.95
2020 Pay 2021	1905958	5/5/2021	5/5/21 B 3 W/OE	\$442.95
2019 Pay 2020	1878067	11/5/2020	LB 11/5/20 B1 W/OE	\$523.97
2019 Pay 2020	1845035	5/1/2020	LB 5/1/20 B2 W/OE	\$523.97
2018 Pay 2019	1820367	11/5/2019	1081 E Rex Denney	\$502.30
2018 Pay 2019	1794783	5/6/2019	1064 E REX DENNEY	\$502.30
2017 Pay 2018	1767773	11/7/2018	3P 11028EVERETT DENN	\$592.47
2017 Pay 2018	1733185	4/25/2018	#1031 \$2341.47 3P	\$592.47
2016 Pay 2017	1710763	11/7/2017	3P1016 REX DENNEY	\$485.02
2016 Pay 2017	1679300	5/3/2017	3P 996 DENNEY EVERET	\$485.02
2015 Pay 2016	1654599	11/4/2016	969 EDenney	\$509.40
2015 Pay 2016	1622849	5/2/2016	3P 933 EVERETT DENNE	\$509.40
2014 Pay 2015	1595374	10/30/2015	3P 906 D EVERETT	\$529.66
2014 Pay 2015	1570284	5/6/2015	878	\$529.66
2013 Pay 2014	1543555	11/6/2014	3P 863	\$476.00
2013 Pay 2014	1512914	5/5/2014	815	\$476.00

Tax Estimator

[Link to DLGF Tax Estimator](#)

Special Assessments

672 Tippecanoe

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Spring Tax	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

906 Turkey Creek

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Spring Tax	\$0.00	\$2.50	\$0.00	\$2.50	\$2.50
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$0.00	\$2.50	\$0.00	\$2.50	\$2.50
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY RECORDS

TRACTS 4-5

887 Piper

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Spring Tax	\$102.88	\$102.87	\$102.87	\$102.87	\$102.87
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$102.88	\$102.87	\$102.87	\$102.87	\$102.87
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
LEGAL DITCH		0	0	2.930	\$2,390.00	\$2,390.00	\$7,002.70	(100%)	\$0.00
PUBLIC ROAD/ROW		0	0	.900	\$2,390.00	\$2,390.00	\$2,151.00	(100%)	\$0.00
TILLABLE LAND	HM	0	0	0.940000	\$2,390.00	\$1,195.00	\$1,123.30	0%	\$1,120.00
TILLABLE LAND	HO	0	0	4.460000	\$2,390.00	\$2,653.00	\$11,832.38	0%	\$11,830.00
TILLABLE LAND	MRB2	0	0	4.720000	\$2,390.00	\$1,840.00	\$8,684.80	0%	\$8,680.00
TILLABLE LAND	MSC3	0	0	14.930000	\$2,390.00	\$1,434.00	\$21,409.62	0%	\$21,410.00
TILLABLE LAND	RBB	0	0	6.870000	\$2,390.00	\$2,342.00	\$16,089.54	0%	\$16,090.00
TILLABLE LAND	WS	0	0	4.250000	\$2,390.00	\$2,653.00	\$11,275.25	0%	\$11,280.00

Tax Statements (Treasurer)

- [2024 Pay 2025 Tax Statement \(PDF\)](#)
- [2023 Pay 2024 Tax Statement \(PDF\)](#)
- [2022 Pay 2023 Tax Statement \(PDF\)](#)
- [2021 Pay 2022 Tax Statement \(PDF\)](#)
- [2020 Pay 2021 Tax Statement \(PDF\)](#)
- [2019 Pay 2020 Tax Statement \(PDF\)](#)
- [2018 Pay 2019 Tax Statement \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

Property Record Cards

- [2025 Property Record Card \(PDF\)](#)

- [2024 Property Record Card \(PDF\)](#)

- [2023 Property Record Card \(PDF\)](#)

- [2022 Property Record Card \(PDF\)](#)

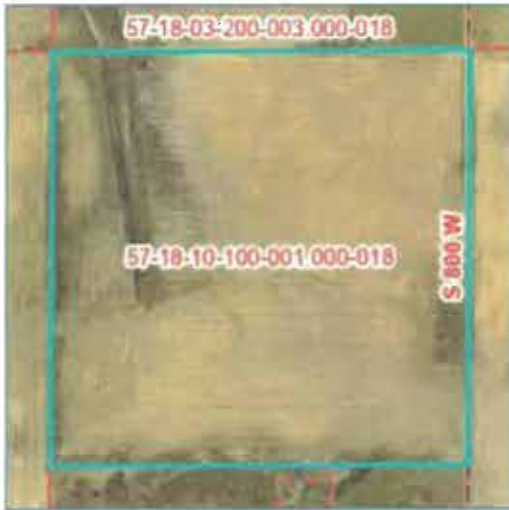
- [2021 Property Record Card \(PDF\)](#)

- [2020 Property Record Card \(PDF\)](#)

COUNTY RECORDS

TRACTS 4-5

Map



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

The information on this Web Site was prepared from a Geographic Information System established by Noble County for their internal purposes only, and was not designed or intended for general use by members of the public. Noble County, its employees, agents and personnel makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon.

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 **SCHNEIDER**
GEO SPATIAL

COUNTY RECORDS

TRACTS 4-5

STATE FORM 53569 (R25 / 11-24)
APPROVED BY STATE BOARD OF ACCOUNTS, 2024

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY: 57 - Noble

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 57-18-10-100-001.000-018	DUPLICATE NUMBER 2970520	TAX YEAR 2024 Payable 2025	Late Payment Penalty: 5% penalty after May 12, 2025, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 11, 2025
TAXING UNIT NAME Washington Twp	LEGAL DESCRIPTION NE 1/4 NE 1/4 Sec 10 40A		
PROPERTY ADDRESS S 800 W, Kimmell IN 46760			SPRING AMOUNT DUE by May 12, 2025: \$ 587.86



8692*23**G50**1.402**9/12*****AUTO**5-DIGIT 46755
DENNEY EVERETT REX & KAREN ANN
608 N MAIN ST
KENDALLVILLE IN 46755-1431

Phone: (260)636-2644
Pay online at: https://payments.municipalpay.com/in_noble
Pay by Phone: 260-908-9851

Remit Payment and Make Check Payable to:
Noble County Treasurer
109 N York St
Albion IN 46701

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2-20-25_v2

COUNTY: 57 - Noble

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 57-18-10-100-001.000-018	DUPLICATE NUMBER 2970520	TAX YEAR 2024 Payable 2025	Late Payment Penalty: 5% penalty after November 10, 2025, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2025
TAXING UNIT NAME Washington Twp	LEGAL DESCRIPTION NE 1/4 NE 1/4 Sec 10 40A		
PROPERTY ADDRESS S 800 W, Kimmell IN 46760			FALL AMOUNT DUE by November 10, 2025: \$ 587.86



DENNEY EVERETT REX & KAREN ANN
608 N MAIN ST
KENDALLVILLE IN 46755

Phone: (260)636-2644
Pay online at: https://payments.municipalpay.com/in_noble
Pay by Phone: 260-908-9851

Remit Payment and Make Check Payable to:
Noble County Treasurer
109 N York St
Albion IN 46701

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Please fold on perforation BEFORE tearing

COUNTY: 57 - Noble

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 57-18-10-100-001.000-018	DUPLICATE NUMBER 2970520	TAX YEAR 2024 Payable 2025	DUE DATES SPRING - May 12, 2025 FALL - November 10, 2025
TAXING UNIT NAME Washington Twp	LEGAL DESCRIPTION NE 1/4 NE 1/4 Sec 10 40A		

DATE OF STATEMENT: 03/24/2025

TOTAL DUE FOR 24 PAY 25: \$1,175.72

PROPERTY ADDRESS S 800 W, Kimmell IN 46760	
PROPERTY TYPE Real	TOWNSHIP WASHINGTON TWP
ACRES 40.0000	COUNTY SPECIFIC RATE 18.214900

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$472.48	\$472.48
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment(OA)	\$115.38	\$115.38
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$587.86	\$587.86
Payment Received	(\$0.00)	(\$0.00)
Balance Due	\$587.86	\$587.86

DENNEY EVERETT REX & KAREN ANN
608 N MAIN ST
KENDALLVILLE IN 46755





DISCLOSURE FORM

LEAD-BASED PAINT DISCLOSURE

Property address 8345 West Knapp Lake Road, Kimmell, IN 46760

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

Lead Warning Statement

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

Seller's Disclosure

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

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

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

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

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

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

Purchaser's Acknowledgment (initial)

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

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

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

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



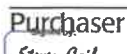

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

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

Certification of Accuracy

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

Signed by:  Seller	7/28/2025 Date	DocuSigned by:  Seller	7/28/2025 Date
Purchaser 	Date 7/28/2025	Purchaser	Date
Agent 	Date	Agent	Date



PRELIMINARY TITLE

PRELIMINARY TITLE



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
COMMONWEALTH LAND TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

If all of the Schedule B, Part I – Requirements have not been met within 90 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

PRELIMINARY TITLE

- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
- 11. ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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PRELIMINARY TITLE

American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

COMMONWEALTH LAND TITLE INSURANCE
COMPANY
P.O. Box 45023, Jacksonville, FL 32232-5023



By: _____
Michael J, Nolan, President



By: _____
Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

PRELIMINARY TITLE

American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Assurance Title Company, LLC
Issuing Office: 102 E Main St.
Albion, IN 46701
Issuing Office's ALTA® Registry ID: 1125584
Loan ID Number:
Commitment Number: 25-1367
Issuing Office File Number: 25-1367
Property Address: 8345 W Knapp Lake Rd, Kimmell, IN 46760
Revision Number:

SCHEDULE A

1. Commitment Date: July 29, 2025 at 8:00 AM
2. Policy to be issued:
 - (a) 2021 ALTA Owner's Policy
Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**
Proposed Amount of Insurance: **\$1.00**
The estate or interest to be insured: **fee simple**
3. The estate or interest in the Land at the Commitment Date is:
fee simple
4. The Title is, at the Commitment Date, vested in:
The devisees of the Last Will and Testament of Everett R. Denney, deceased, subject to the rights of Christopher E. Denney and David J. Denney, Co-Executors of the estate of said decedent which is being administered without supervision in the Circuit Court of Noble County, Indiana under cause number 57C01-2506-EU-000042.
5. The land is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

ASSURANCE TITLE COMPANY, LLC
102 E Main St., Albion, IN 46701
Telephone: (260) 636-2692

**COMMONWEALTH LAND TITLE INSURANCE
COMPANY**
P.O. Box 45023, Jacksonville, FL 32232-5023

Countersigned by:

Morgan Alwine

Morgan Alwine, License #3767222
Assurance Title Company, LLC, License #924500

Michael J. Nolan
By: _____
Michael J. Nolan, President

Marjorie Nemzura
By: _____
Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



PRELIMINARY TITLE

SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. If Assurance Title Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.
6. Duly authorized and executed Executor's Deed from Christopher E. Denney and David J. Denney, Co-Executors of Everett R. Denney Estate, to Proposed Insured, to be executed and recorded at closing.

DEED RECITAL to establish that Everett R. Denney is one and the same person as Everett Rex Denney.

DEED RECITAL to establish of record that the marital relationship which existed between Everett Rex Denney and Karen Ann Denney was continuous and uninterrupted from the date they acquired title to the land until the death of Karen Ann Denney on February 4, 2007.

7. NOTE: Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditor's Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure. (2 S.D.)
8. Vendors, (Sellers), Closing Affidavit to be furnished this office.
9. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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PRELIMINARY TITLE

SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements or claims of easements not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance or other matter affecting the Land that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. NOTE: The Indiana statutes prohibit ownership of certain real property by certain foreign parties. The specific statutory language can be found at Indiana Code § 1-1-16-1, et seq. and IC 32-22-3-1, et seq. ("the Acts"). Any loss or damage resulting from a violation of the Acts is excluded under the terms of the Policy.
8. Taxes for 2024 payable 2025
Parcel No. 018-100188-01 (W 1/2 Se 1/4 Sec 3 61.138a)
Tax Unit of Washington
State ID No. 57-18-03-200-002.000-018
May 10 \$1,651.58 PAID
November 10 \$1,651.58 PAID
Assessed Valuation: Land \$122,900 Improvements \$112,000
Exemptions \$0
9. Annual assessment of \$366.84 for maintenance of Piper Drain 2025, PAID.
10. Taxes for 2024 payable 2025
Parcel No. 018-100188-51 (NE 1/4 NE 1/4 Sec 10 40A)
Tax Unit of Washington
State ID No. 57-18-10-100-001.000-018
May 10 \$472.48 PAID
November 10 \$472.48 PAID
Assessed Valuation: Land \$67,200 Improvements \$0
Exemptions \$0

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PRELIMINARY TITLE

11. Annual assessment of \$205.76 for maintenance of Piper Drain 2025, PAID.
12. Annual assessment of \$25.00 for maintenance of Tippecanoe Drain 2025, PAID.
13. Taxes for 2025 due and payable 2026, and subsequent taxes.
14. Possible assessments for the reconstruction of regulated drains.
15. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
16. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
17. Right of way for drainage tiles, feeders and laterals, if any.
18. Rights of the public, State of Indiana, County of Noble and the municipality in and to that part of the premises taken or used for road purposes.
19. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.
20. Request for Variance with Noble County Drainage Board, dated January 23, 2023, recorded February 2, 2023, as Instrument No. 230200051.
21. This commitment has been issued without a judgment search being made against the name insured.

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PRELIMINARY TITLE

EXHIBIT "A"

The Land referred to herein below is situated in the County of Noble, State of Indiana and is described as follows:

The Northeast Quarter of the Northeast Quarter of Section 10, Township 33 North, Range 8 East, Noble County, Indiana, containing 40 acres of land, more or less.

ALSO;

The West Half of the Southeast Quarter of Section 3, Township 33 North, Range 8 East, Noble County, Indiana, containing 80 acres of land, more or less.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

Part of the West half of the Southeast Quarter of Section 3, Township 33 North, Range 8 East, Noble County, Indiana, more particularly described as follows, to wit:

Beginning at an iron pin found at the Northwest corner of the Southeast Quarter of said Section 3; thence South 00 degrees 04 minutes 43 seconds West, on and along the West line of said Southeast Quarter, a distance of 1105.05 feet to a Mag nail at the point of intersection with the centerline of Knapp Lake Road; thence South 88 degrees 36 minutes 15 seconds East, on and along the centerline of said Knapp Lake Road, a distance of 330.1 feet to a Mag nail at the point of intersection with the centerline of an open ditch; thence North 45 degrees 31 minutes East, on and along the centerline of said open ditch, a distance of 158.0 feet; thence North 19 degrees 33 minutes East, on and along the centerline of said open ditch, a distance of 108.0 feet; thence North 50 degrees 51 minutes East, on and along the centerline of said open ditch, a distance of 143.0 feet; thence North 59 degrees 12 minutes East, on and along the centerline of said open ditch, a distance of 104.0 feet; thence North 46 degrees 00 minutes East, on and along the centerline of said open ditch, a distance of 204.0 feet; thence North 08 degrees 27 minutes East, on and along the centerline of said open ditch a distance of 185.0 feet; thence North 84 degrees 32 minutes 20 seconds East, on and along the centerline of said open ditch, a distance of 43.06 feet to a point situated South 00 degrees 44 minutes 10 seconds West, a distance of 30.0 feet from an iron pin; thence North 00 degrees 44 minutes 10 seconds East, a distance of 435.9 feet to an iron pin on the North line of said Southeast Quarter; thence South 89 degrees 31 minutes West, on and along said North line, a distance of 900.0 feet to the point of beginning, containing 18.862 acres of land, more or less.

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PRELIMINARY TITLE



DocId:20005081
Tx:40014958

23020051
TONYA JONES
NOBLE CO, IN - RECORDER
RECORDED AS PRESENTED
02/02/2023 02:49 PM
REC FEE: 25.00 PGS: 2



NOBLE COUNTY DRAINAGE BOARD

2090 N. St. Rd. 9, Ste. B
Albion, IN 46701
Phone: (260) 638-2131
Fax: (260) 638-3512

Variance No. 757

REQUEST FOR VARIANCE

I/We, JOHN STRANGE and LIGTEL COMMUNICATIONS OUTSIDE PLANT SUPERVISOR at 414 S CAVIN ST, LIGONIER, IN 46767, do hereby request a variance of the statutory right-of-way of 75' from the legal drain known as the PIPER DITCH #351/PIPER SYSTEM. It is our/my intention to encroach said right-of-way no closer than N/A feet from the top of bank or center line of said drain with a:

- | | | |
|--------------------------------------|---|--|
| <input type="checkbox"/> Driveway | <input checked="" type="checkbox"/> Utilities: | <input type="checkbox"/> Outbuilding type: |
| <input type="checkbox"/> Home | <input type="checkbox"/> Electric (overhead, underground) | _____ |
| <input type="checkbox"/> Culvert | <input type="checkbox"/> Telephone (overhead, underground) | <input type="checkbox"/> Other structure: |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Cable television (overhead, underground) | _____ |
| <input type="checkbox"/> Foot bridge | <input checked="" type="checkbox"/> Other: | _____ |
| | | FIBER OPTIC CABLE |

on the above mentioned drain in the P.M. SYSTEM on the following described real estate:

Township:	Range:	Section:	Quadrant:	Parcel Number:	Acreage:
33	8	3	200	002	61.138

Legal Description: PT W2 SE4

I, We, further agree that, in the event this variance is granted, we will: 1) pay any additional cost incurred as a result of this variance in the event that said PIPER DITCH #351/PIPER SYSTEM regulated drain is ever maintained or reconstructed, and 2) will reimburse Noble County or its assigns for any damages or liability arising out of the granting of this variance. In consideration of the Noble County Drainage Board granting JOHN STRANGE and LIGTEL COMMUNICATIONS OUTSIDE PLANT SUPERVISOR their request for a variance, JOHN STRANGE and LIGTEL COMMUNICATIONS OUTSIDE PLANT SUPERVISOR and all of their heir's, successors in interest, and assigns, hereby forever releases, discharges, and holds harmless the Noble County Drainage Board and each of its members from any and all damages and liability of whatever kind and nature which may be caused to realty, personalty, and/or person which arises out of or is any way caused by or is otherwise traceable back to the granting of this variance; furthermore, JOHN STRANGE and LIGTEL COMMUNICATIONS OUTSIDE PLANT SUPERVISOR agree to indemnify the Noble County Drainage Board and each of its members for any and all costs, liabilities, and damages, and all other expenses for which the Board may incur or be responsible to third parties as a result of granting this variance.

I/We, further agree to perform the following STANDARD CONDITIONS:

- 1.) Pay any additional expenses incurred by the Noble County Drainage Board, when said Board is performing maintenance in the area of the item requested by variance.
- 2.) Remove any sediment which enters said legal drain and repair any damages caused to said legal drain by granting of this variance.
- 3.) Replace, repair, reroute, or remove said item, which was requested by variance, if the Noble County Drainage Board performs any maintenance or reconstruction on said drain or if the Board determines that said item is causing damage or obstruction to said drain.

The background features a dark teal color with abstract geometric shapes in shades of orange and white. These shapes are layered and positioned primarily in the top-left and bottom-right corners, creating a modern, architectural feel. The text is centered in a white, bold, serif font.

PROPERTY PHOTOS

TRACTS 1-3



TRACT 1



TRACT 1



TRACTS 1 & 3



TRACTS 1 & 3



TRACTS 1-3





TRACT 2



TRACT 2





TRACT 2



TRACT 2



TRACTS 2 & 3



TRACTS 1 & 3



TRACT 3



TRACT 3











Auction Manager: **Steven Coil**

260-446-2037 (Cell)

#AU12300065



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