

EAST CENTRAL INDIANA
Randolph Co., Union Twp.

1 mile north and west of Modoc
10 miles South of Farmland
12 miles north of Hagerstown
13 miles west of Lynn

84.9±
acres

Offered in 3 Tracts



INFORMATION *Booklet*



TIMED
ONLINE ONLY
VIRTUAL
LIVE with
ONLINE

All Tillable, Open Cropland
Great Mix of Patton, Fincastle-Crosby and Losantville Soils
Good Location Just 1 Mile N and 1 Mile W of Modoc
Excellent Access with Frontage on Three Roads
2026 Crop Rights to the Buyer

Important **LAND AUCTION**

Wednesday, November 12 at 6pm

held at Losantville Community Center
Losantville, IN • Online Bidding Available

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.

AUCTION MANAGER

MARK SMITHSON • 765.744.1846



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

800.451.2709 | 260.244.7606

www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

WEDNESDAY, NOVEMBER 12, 2025

84.9± ACRES – RANDOLPH COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Wednesday, November 5, 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
84.9± Acres • Randolph County, Indiana
Wednesday, November 12, 2025

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

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

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

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, November 12, 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, Tuesday, November 5, 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

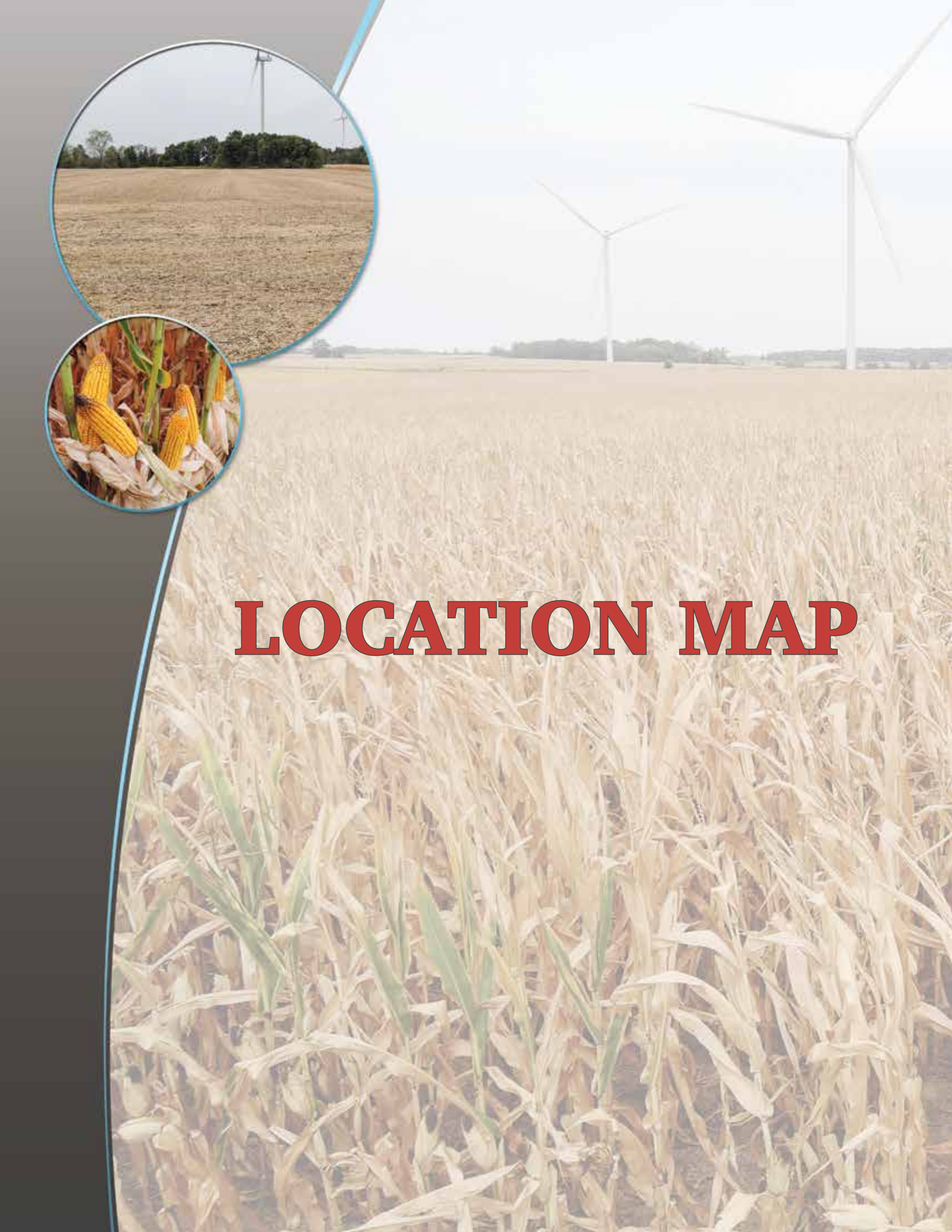
Printed Name

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:

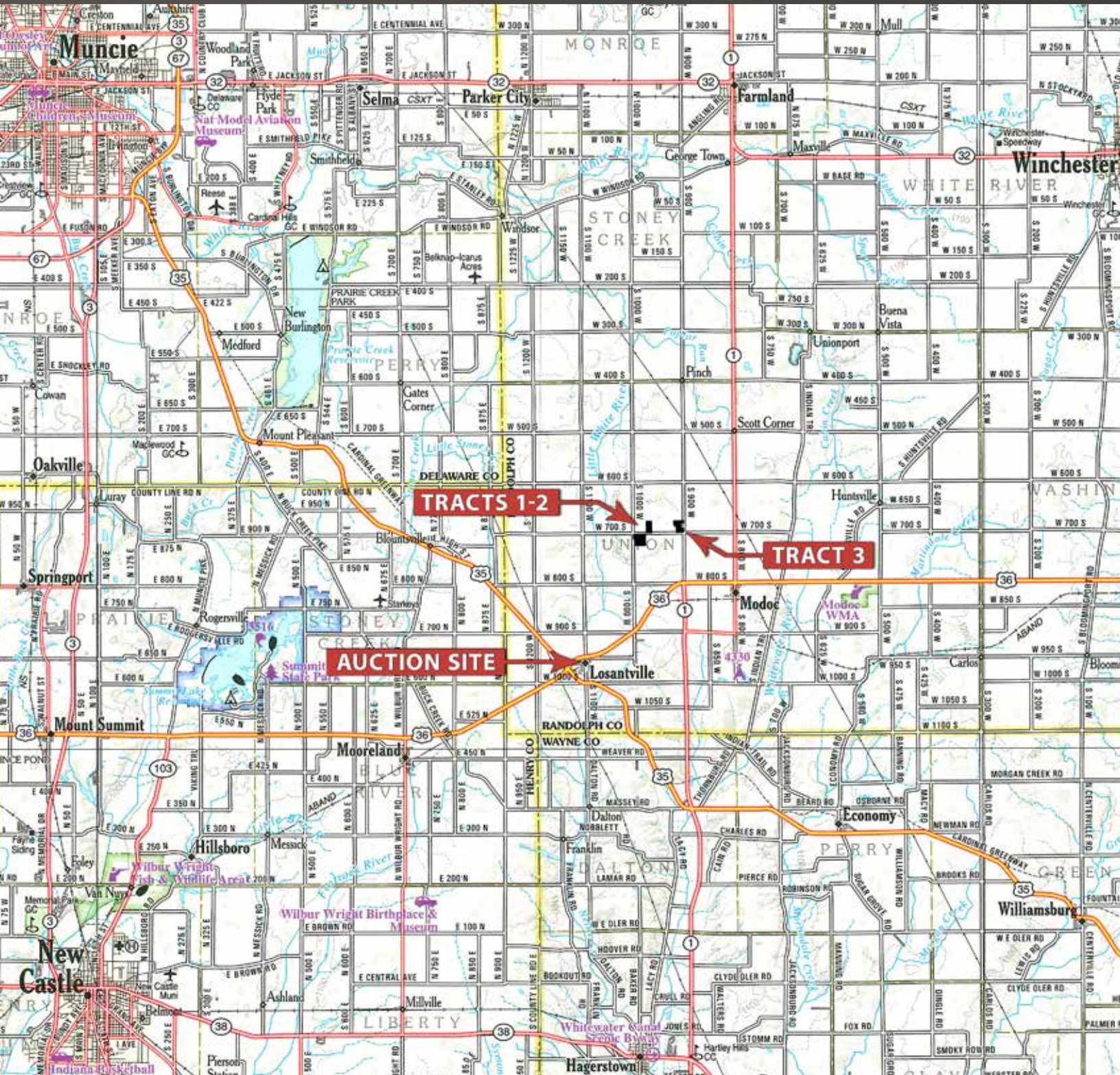
E-mail address of registered bidder: _____

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

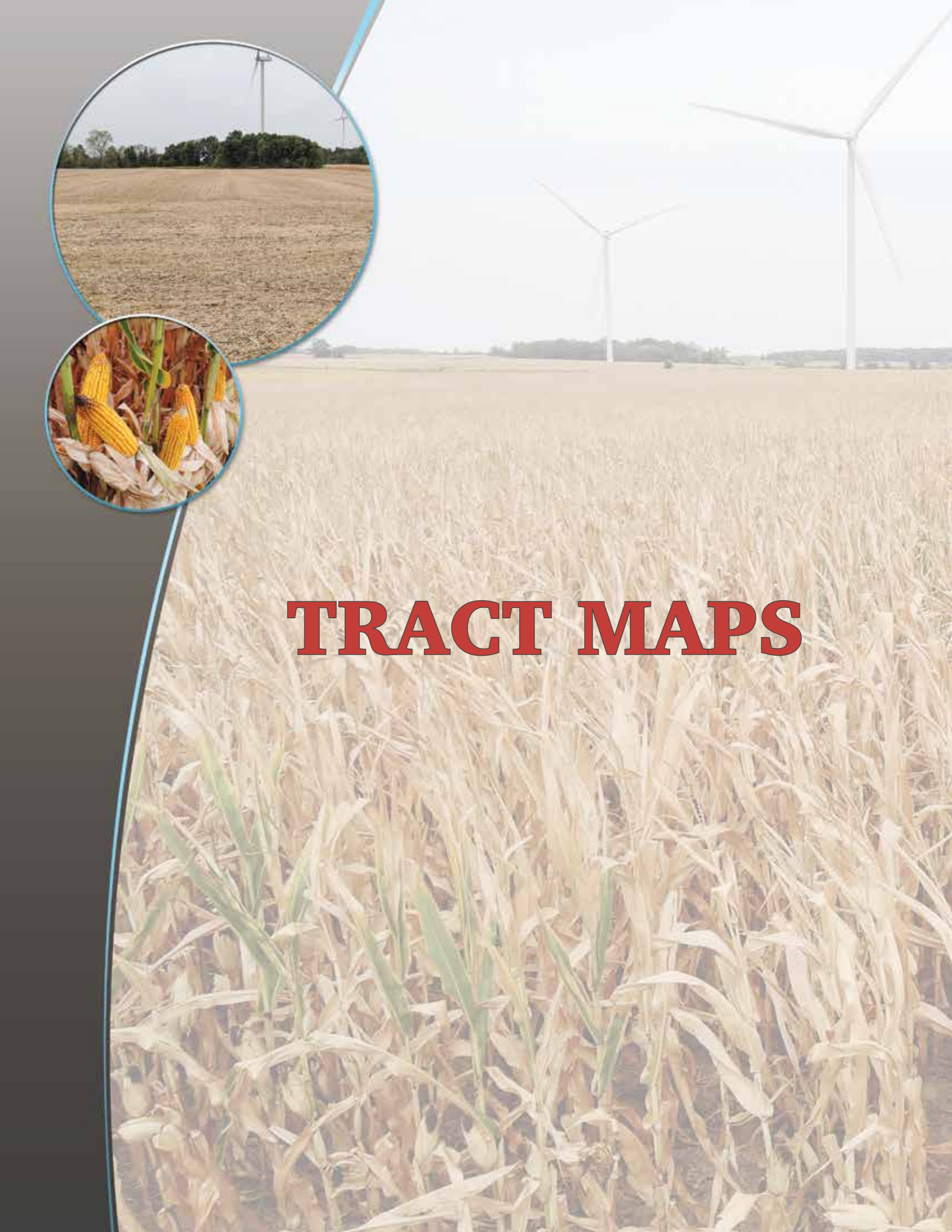


PROPERTY LOCATION:
From the intersection of SR 1
and US 36 at Modoc, IN: Travel
north on SR 1 for 1 mile to CR 700
South, then west 1 mile to Tract
3. Tracts 1 & 2 are approximately
½ mile further west along CR 700
South.

AUCTION LOCATION: Losantville Community Center,
Losantville, IN. 57 East Railroad St., Losantville. Next to the Fire Station
along Main St. about 3 blocks S of US 36.

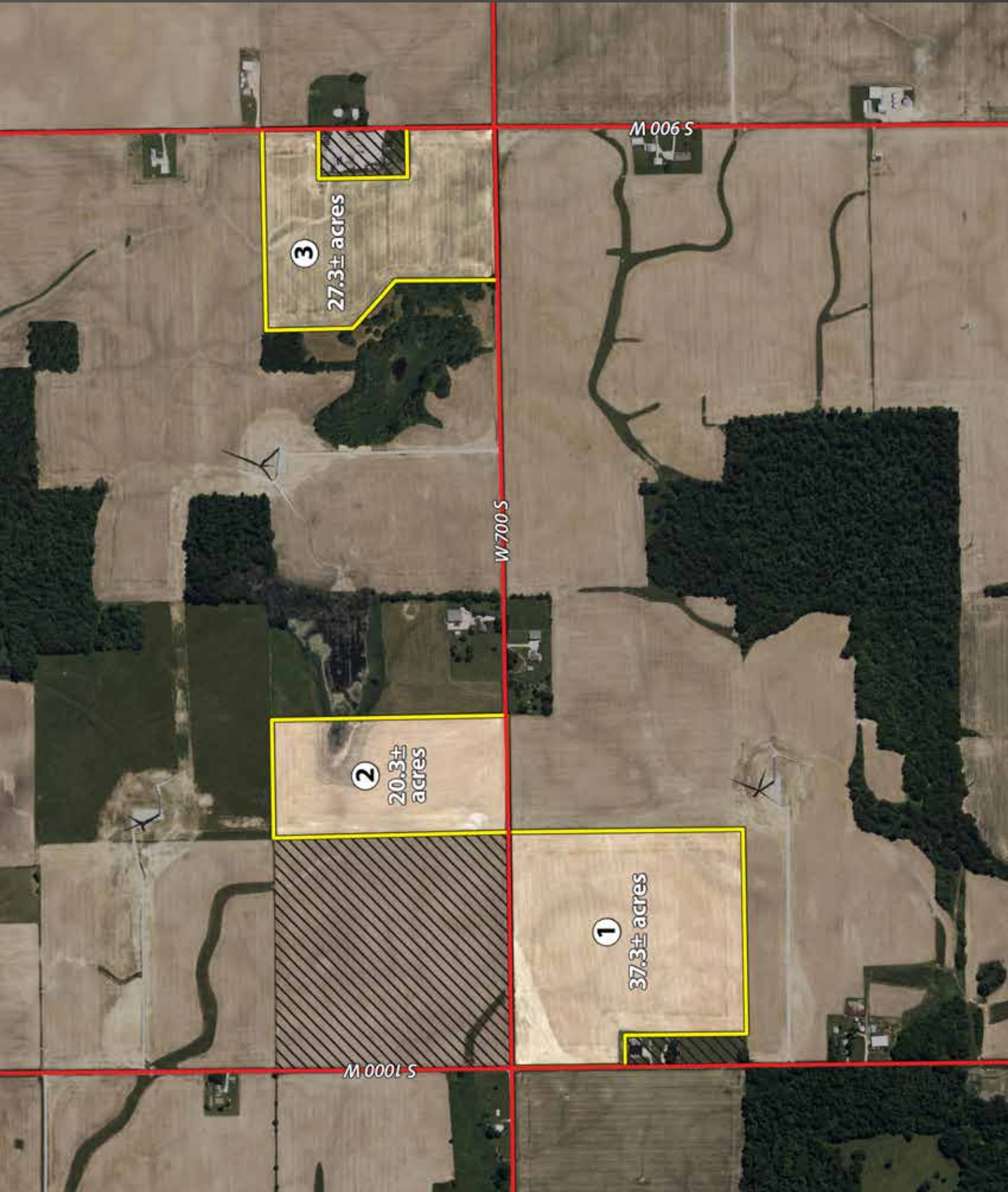


ONLINE BIDDING AVAILABLE: You may bid online during
the auction at www.schraderauction.com. You must be registered
One Week in Advance of the Auction to bid online. For online bidding
information, call Schrader Auction Company.



TRACT MAPS

TRACT MAP



M 006 S

③

27.3± acres

W 700 S

②

20.3±
acres

①

37.3± acres

M 001 S

TRACT MAP

TRACTS 1 & 2



S 1000 W

W 700 S

②

20.3± acres

①

37.3± acres

TRACT MAP

TRACT 3



3

27.3± acres

W 700 S

S 900 W



TRACT DESCRIPTIONS



Important LAND AUCTION

Wednesday, November 12 at 6pm *Online Bidding Available*

EAST CENTRAL INDIANA

Randolph Co.
Union Twp.

All Tillable, Open Cropland
Great mix of Patton, Fincastle-Crosby and Losantville soils
Good location just 1 mile N and 1 mile W of Modoc
Excellent access with Frontage on Three Roads
2026 Crop Rights to the Buyer



84.9± acres

Offered in 3 Tracts

Sections 26 & 35, Township 18 North, Range 12 East, Union W Township, Randolph County

TRACT 1: 37.3± acres - Attractive all-tillable tract with outstanding production potential. A strong combination of soil types, primarily Patton and Fincastle-Crosby soils, results in a **Weighted Average Production Index of 156**. Located at the corner of CR 700S and CR 1000W with frontage on both roads. This tract would make an exceptional addition for today's farm operations – don't miss this opportunity!

TRACT 2: 20.3± acres - A great all-tillable parcel with good production potential. This tract features a strong mix of **Patton, Fincastle-Crosby** and **Celina** soils with full frontage along CR 700S.

TRACT 3: 27.3± acres - Attractive all-tillable parcel with solid production potential and a good mix of **Patton, Fincastle-Crosby** and **Losantville** soils. Be sure to investigate the outstanding homesite potential this versatile tract offers. Convenient access along both CR 700S and CR 900W.

SELLER: Jennifer Davis and Nellie Schlachter Revocable Living Trust

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 84.9± 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

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

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

FARM PROGRAM INFO: Farm 9074, Tracts 8117, 10581 and 10583. Contact agent for more info.

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

DEED: Seller shall provide Warranty Deed and Trustee's Deed.

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

POSSESSION: Possession is at closing subject to 2025 tenant crop rights. 2026 crop rights transfer to the new owner.

REAL ESTATE TAXES: Seller to pay taxes for the 2025 calendar year due and payable in 2026. 2024/2025 taxes were \$3,628.36. Real Estate taxes thereafter will be the responsibility of the Buyer(s). This total includes acreage not offered in the auction. Taxes estimated at approximately \$31/tillable acre.

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

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

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

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all

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

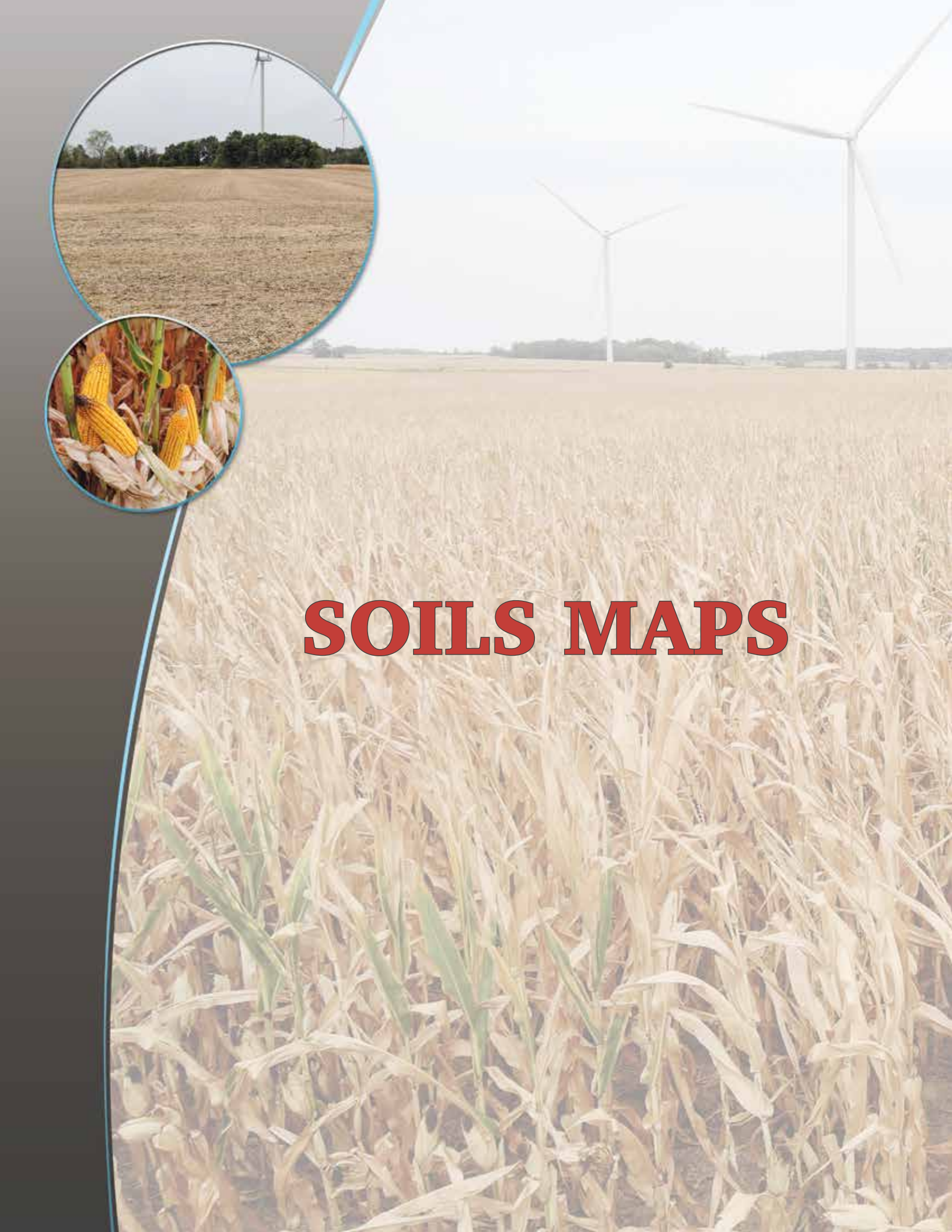
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

Auction Manager:
Mark Smithson
765.744.1846

800.451.2709

SchraderAuction.com

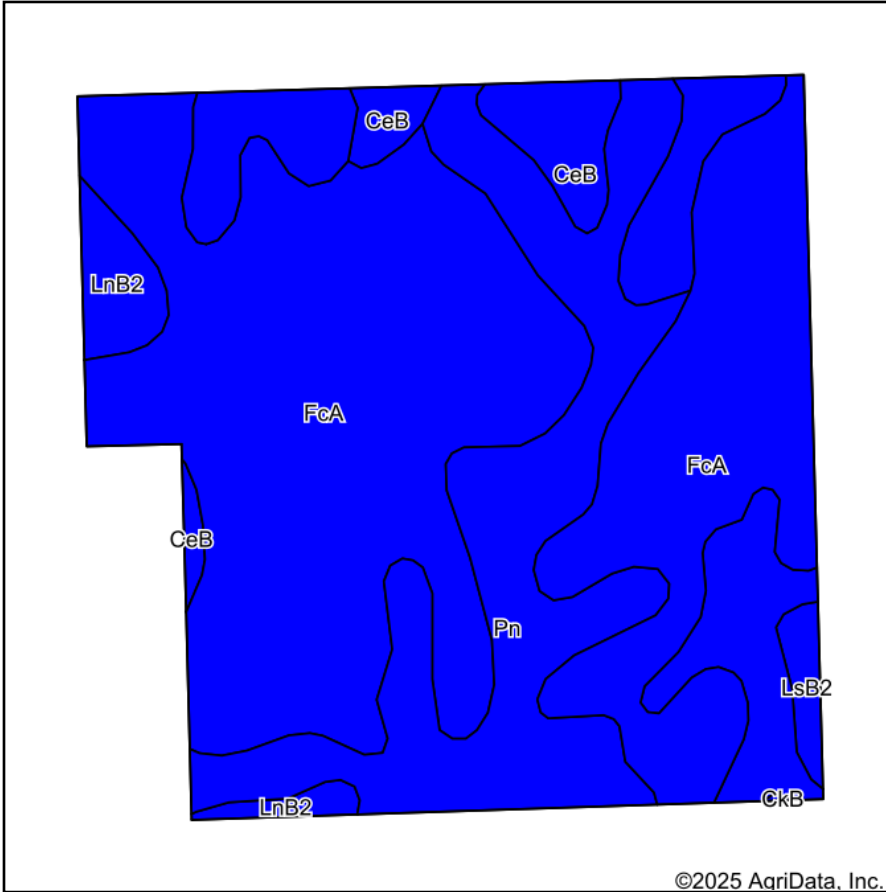




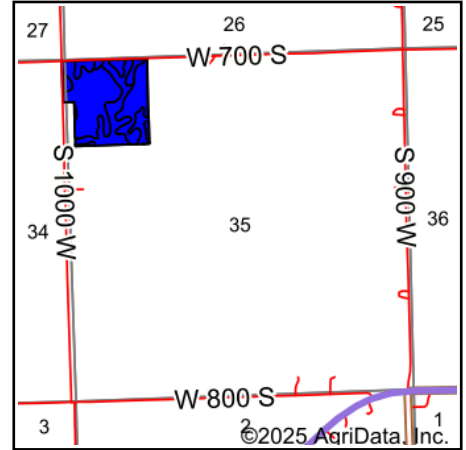
SOILS MAPS

SOILS MAP

TRACT 1



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Randolph**
 Location: **35-19N-12E**
 Township: **Union**
 Acres: **37.79**
 Date: **10/28/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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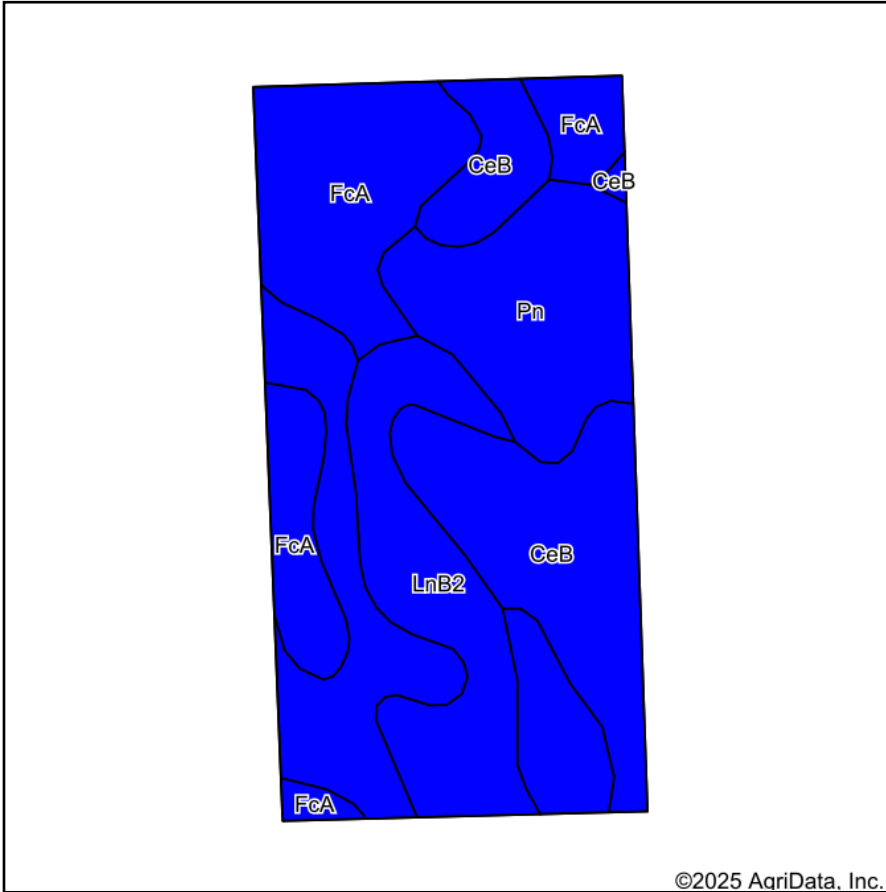


Area Symbol: IN135, Soil Area Version: 29

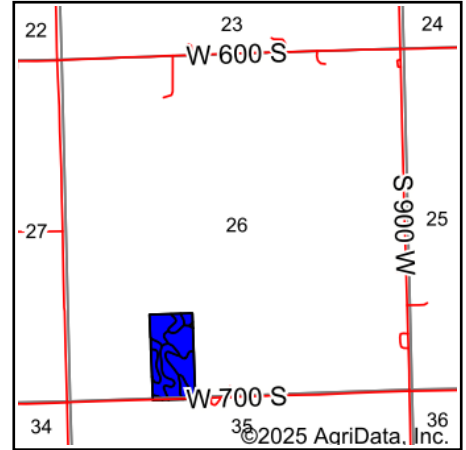
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
FcA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	22.66	59.9%		Ilw	156	5	10	51	69
Pn	Patton silty clay loam, New Castle Till Plain, 0 to 2 percent slopes	11.03	29.2%		Ilw	172	6	12	60	57
CeB	Celina silt loam, 1 to 4 percent slopes	2.62	6.9%		Ile	117	4	8	41	53
LnB2	Losantville silt loam, 2 to 6 percent slopes, eroded	1.08	2.9%		Ile	113	4	7	40	50
LsB2	Losantville silt loam, stony subsoil, 2 to 6 percent slopes, eroded	0.40	1.1%		Ile	113	4	7	40	50
Weighted Average					2.00	156.3	5.2	10.3	52.5	63.6

SOILS MAP

TRACT 2



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Randolph**
 Location: **26-19N-12E**
 Township: **Union**
 Acres: **20.28**
 Date: **10/28/2025**



Maps Provided By:

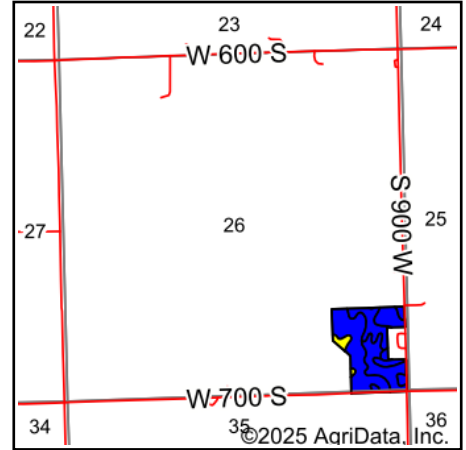
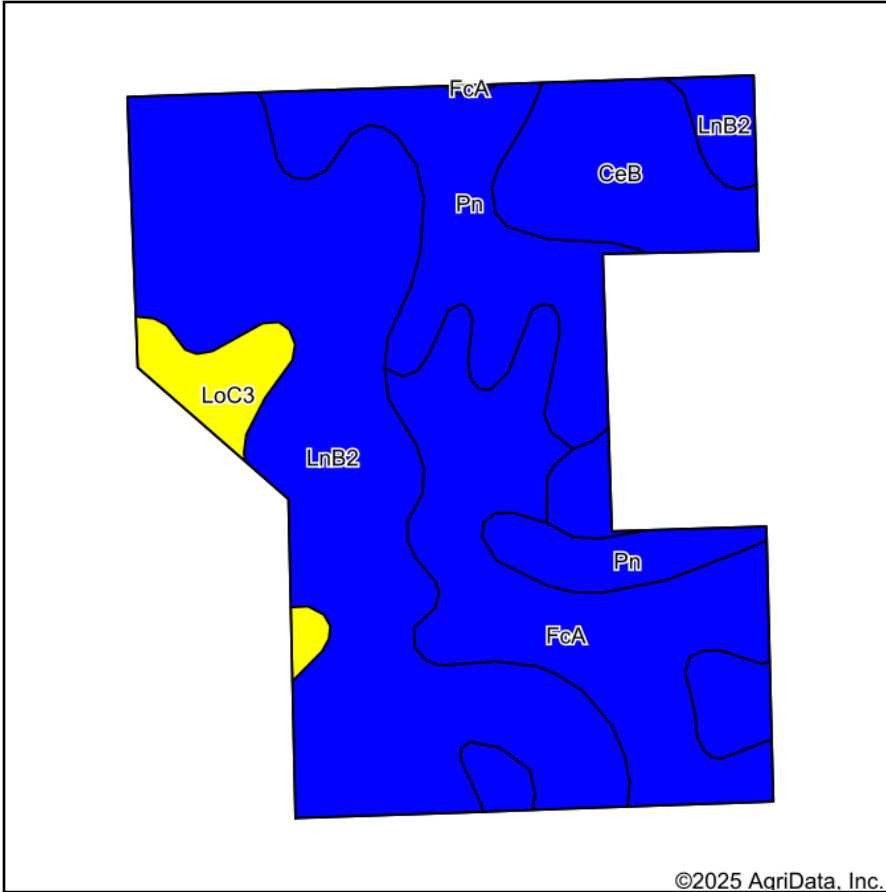


Area Symbol: IN135, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Pn	Patton silty clay loam, New Castle Till Plain, 0 to 2 percent slopes	7.02	34.6%		Ilw	172	6	12	60	57
FcA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	5.09	25.1%		Ilw	156	5	10	51	69
CeB	Celina silt loam, 1 to 4 percent slopes	4.73	23.3%		Ile	117	4	8	41	53
LnB2	Losantville silt loam, 2 to 6 percent slopes, eroded	3.44	17.0%		Ile	113	4	7	40	50
Weighted Average					2.00	145.1	4.9	9.7	49.9	57.9

SOILS MAP

TRACT 3



State: **Indiana**
 County: **Randolph**
 Location: **26-19N-12E**
 Township: **Union**
 Acres: **26.68**
 Date: **10/28/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IN135, Soil Area Version: 29										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
LnB2	Losantville silt loam, 2 to 6 percent slopes, eroded	11.33	42.5%		Ile	113	4	7	40	50
FcA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	5.71	21.4%		Ilw	156	5	10	51	69
Pn	Patton silty clay loam, New Castle Till Plain, 0 to 2 percent slopes	5.63	21.1%		Ilw	172	6	12	60	57
CeB	Celina silt loam, 1 to 4 percent slopes	2.99	11.2%		Ile	117	4	8	41	53
LoC3	Losantville clay loam, 6 to 12 percent slopes, severely eroded	1.02	3.8%		IVe	111	4	7	38	49
Weighted Average					2.08	135	4.6	8.8	46.6	55.8



FSA INFORMATION



FSA INFORMATION

TRACT 1

USDA Farm 9074 Tract 10583
 Administered by: Randolph County, Indiana
 OP: MCCORMICK, ALAN LEE
 OW: JIN FAMILY FARMS LLC
 Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2025-05-13 07:39:07

2025 Certification map prepared on: 5/15/2025
 35.54 Tract acres
 35.54 Cropland acres
 0 CRP acres

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

☐ CRP
 ☐ CLU

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
5	35.54	N	2				Y



Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

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

TRACT 2

USDA Farm 9074 Tract 8117

2025 Certification map prepared on: 5/15/2025

Administered by: Randolph County, Indiana

OP: MCCORMICK, ALAN LEE

OW: JIN FAMILY FARMS LLC

19.86 Tract acres

19.86 Cropland acres

0 CRP acres

CRP

CLU

Randolph

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

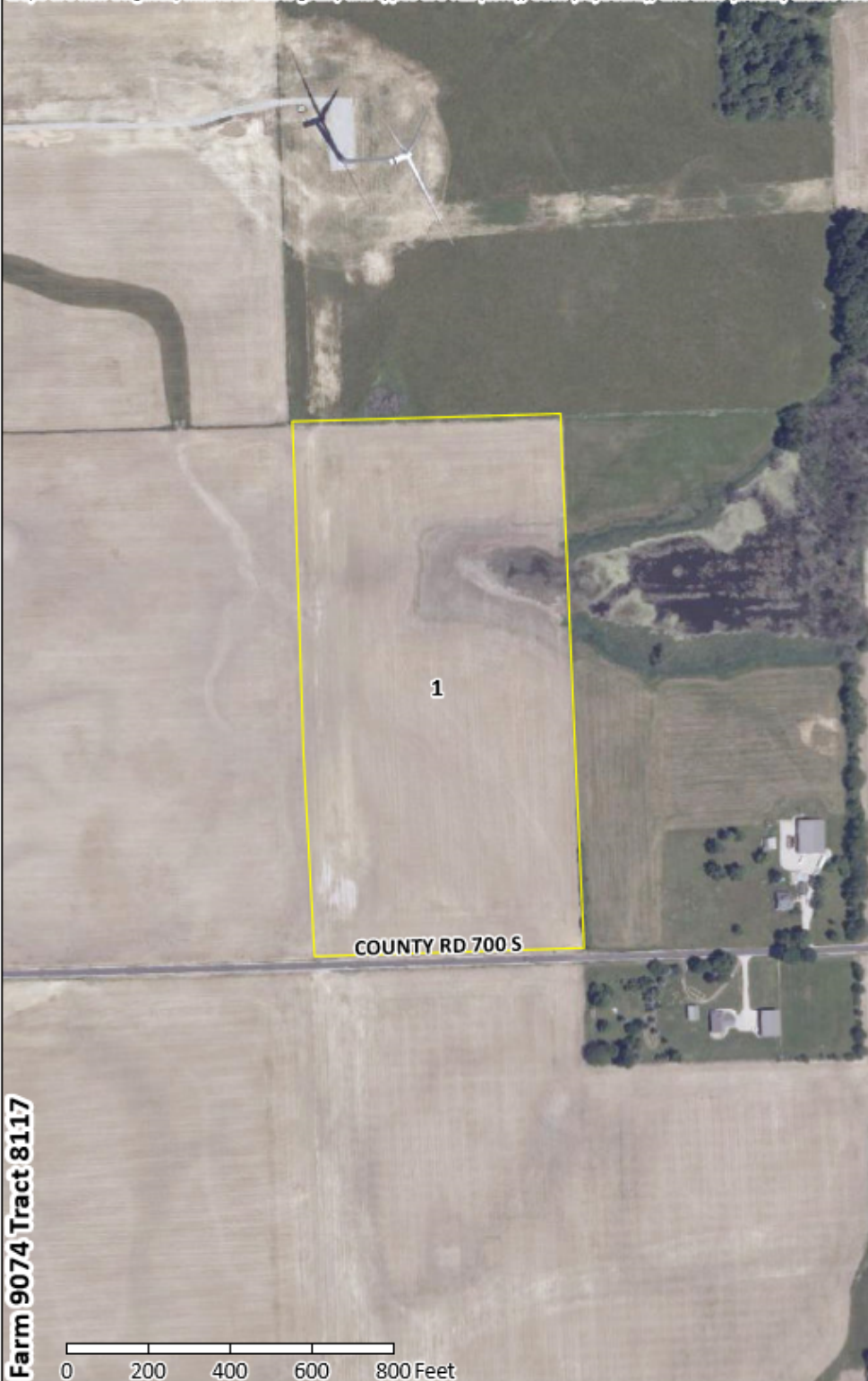
■ Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2025-05-13 07:39:07

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	19.86	H	2					Y



Farm 9074 Tract 8117

0 200 400 600 800 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

TRACT 3

USDA Farm 9074 Tract 10581

Administered by: Randolph County, Indiana

OP: MCCORMICK, ALAN LEE

OW: JIN FAMILY FARMS LLC

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2025-05-13 07:39:07

2025 Certification map prepared on: 5/15/2025

77.33 Tract acres

57.84 Cropland acres

0 CRP acres

CRP

CLU

Wetland Determination Identifiers:

● Restricted Use

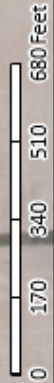
▼ Limited Restrictions *Randolph*

■ Exempt from Conservation Compliance Provisions

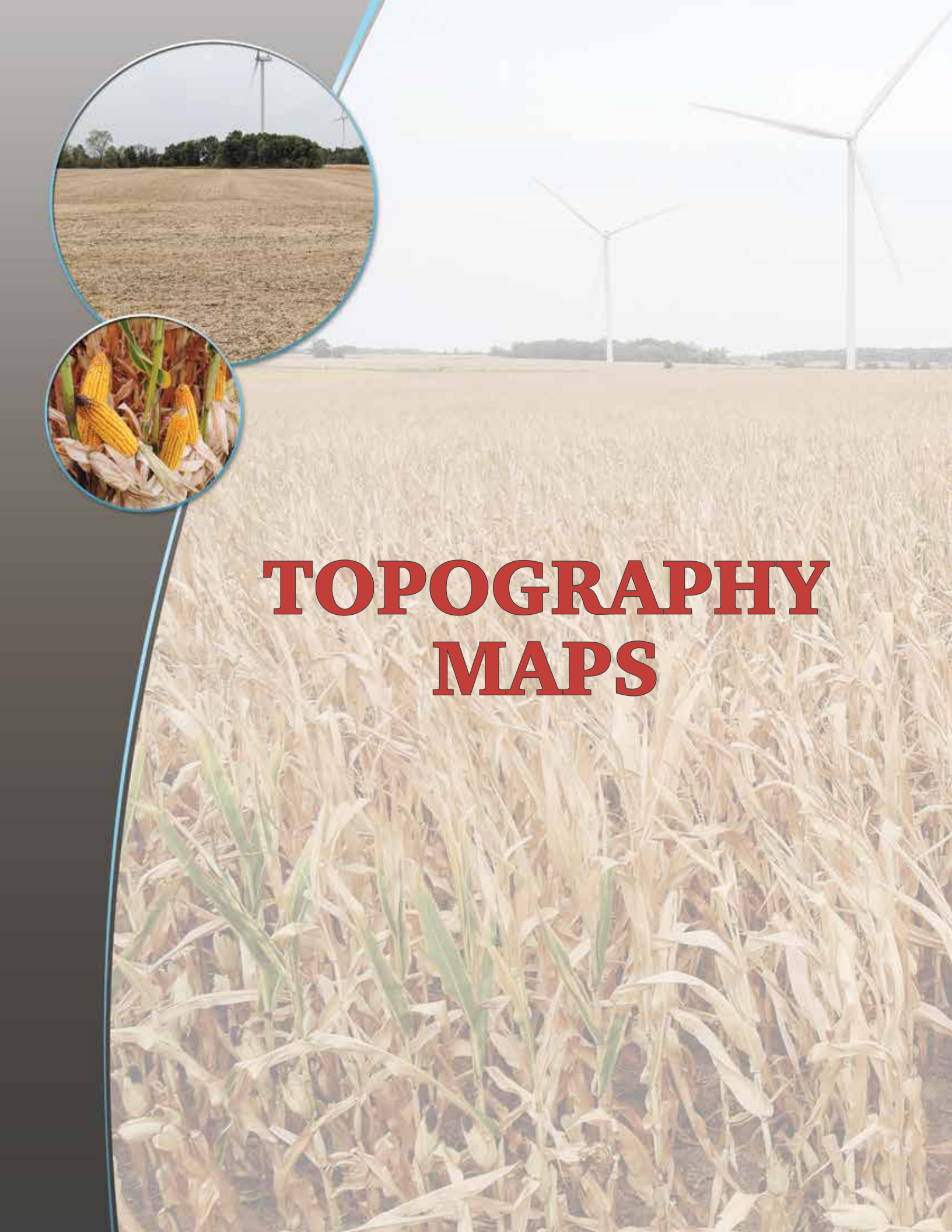
Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
6	26.18	H	2				Y
18	31.66	N	2				Y

Contains additional land excluded from the auction.



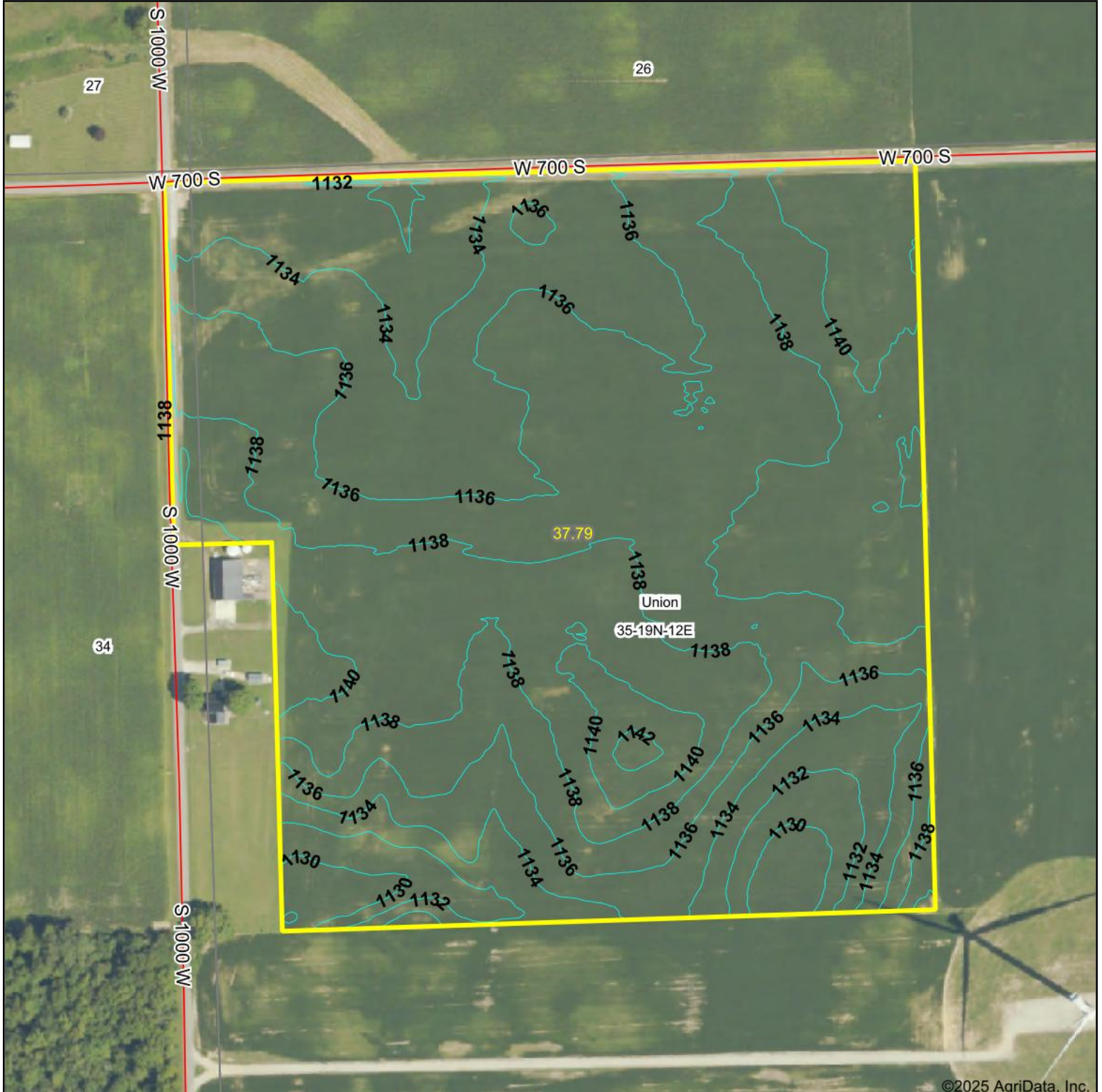
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TOPOGRAPHY MAPS

TOPOGRAPHY MAP

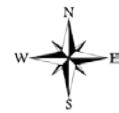
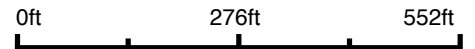
TRACT 1



©2025 AgriData, Inc.



Source: USGS 1 meter dem
 Interval(ft): 2.0
 Min: 1,127.7
 Max: 1,142.6
 Range: 14.9
 Average: 1,136.6
 Standard Deviation: 2.69 ft



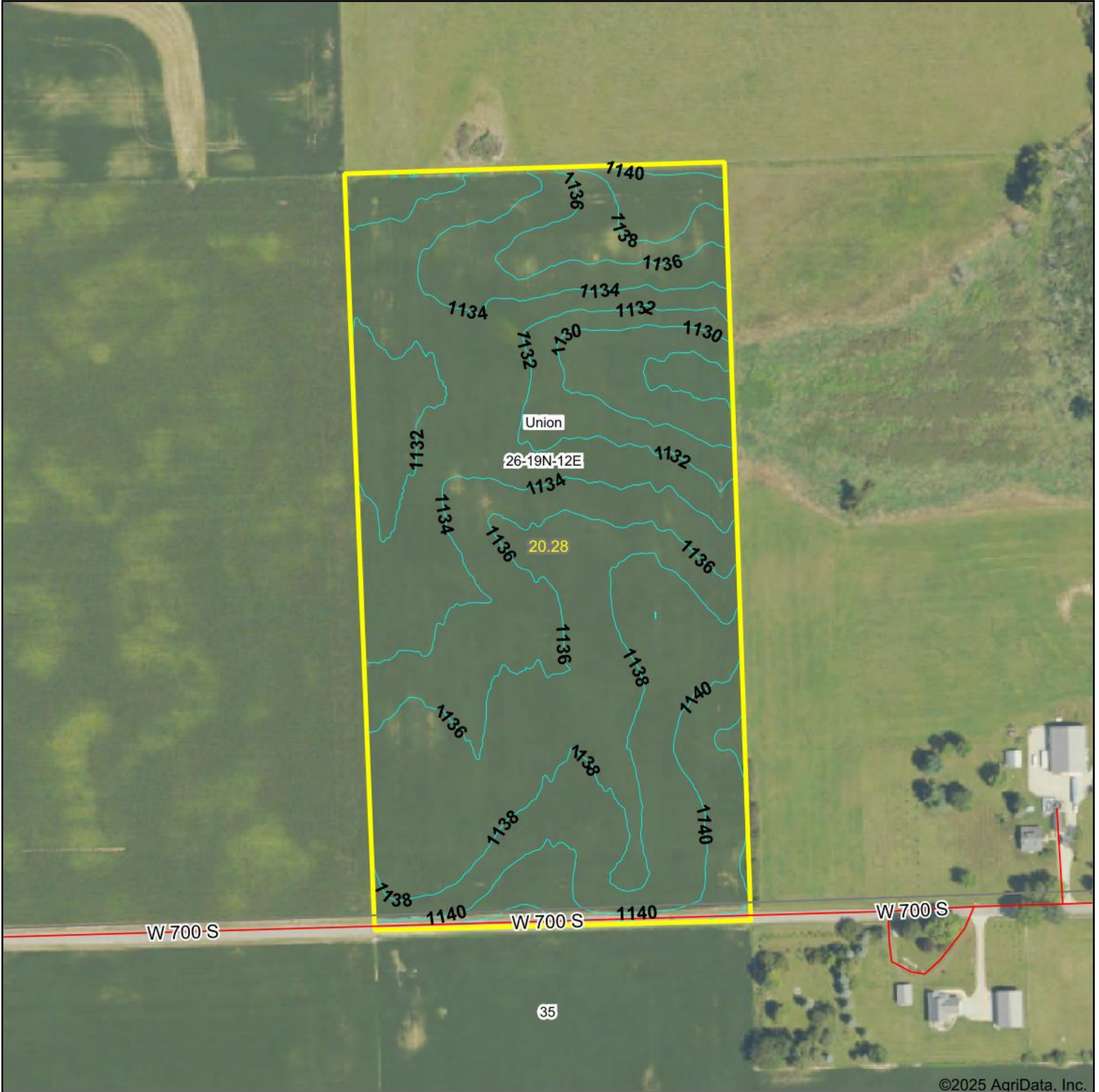
10/28/2025

35-19N-12E
Randolph County
Indiana

Boundary Center: 40° 3' 38.4, -85° 9' 44.49

TOPOGRAPHY MAP

TRACT 2



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 1,127.3

Max: 1,143.4

Range: 16.1

Average: 1,135.4

Standard Deviation: 3.25 ft

0ft 274ft 547ft



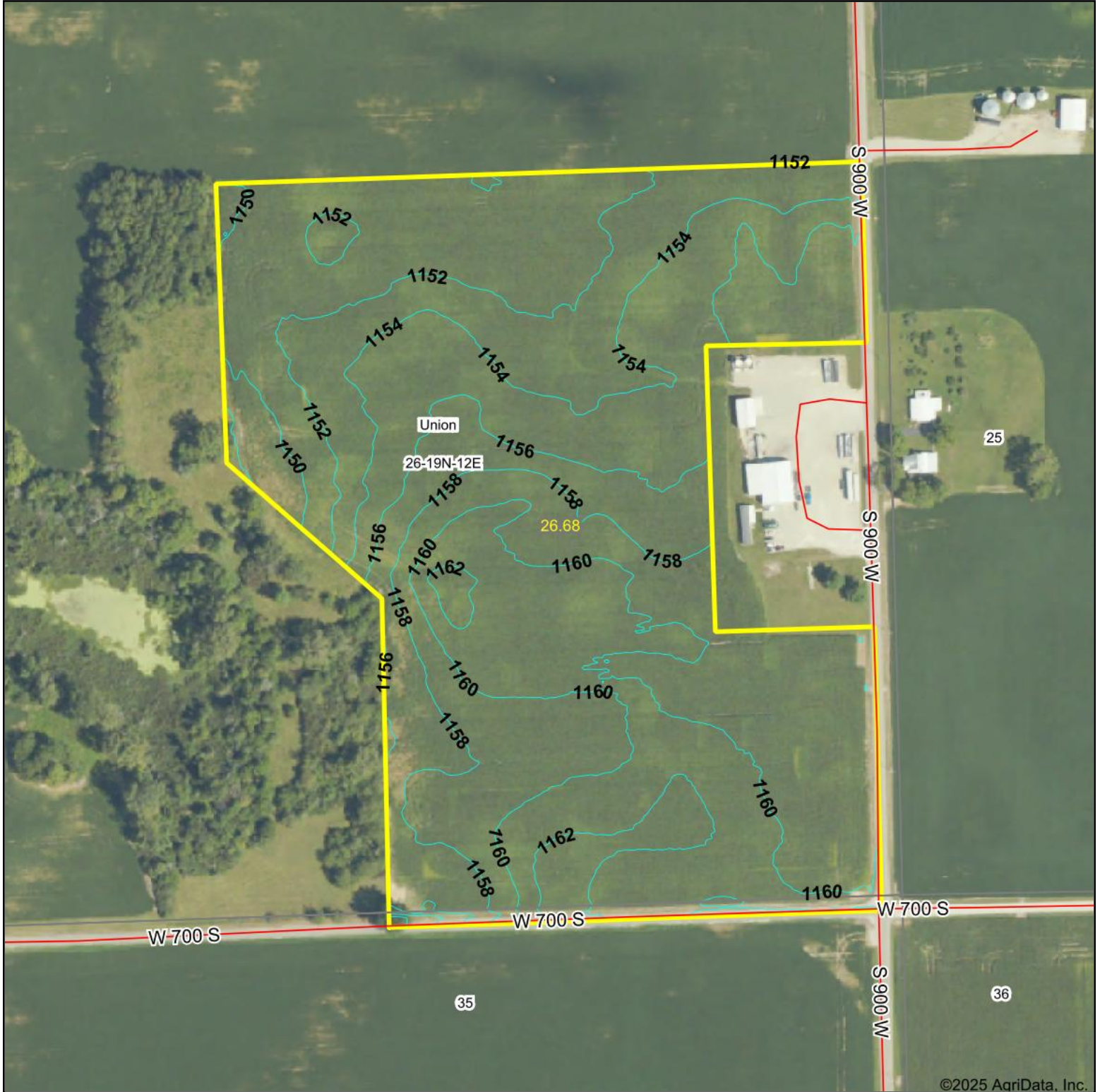
10/28/2025

26-19N-12E
Randolph County
Indiana

Boundary Center: 40° 3' 51.62, -85° 9' 31.91

TOPOGRAPHY MAP

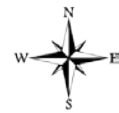
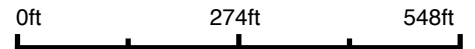
TRACT 3



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Source: USGS 1 meter dem
 Interval(ft): 2.0
 Min: 1,146.6
 Max: 1,163.3
 Range: 16.7
 Average: 1,156.5
 Standard Deviation: 3.67 ft



10/28/2025

26-19N-12E
Randolph County
Indiana

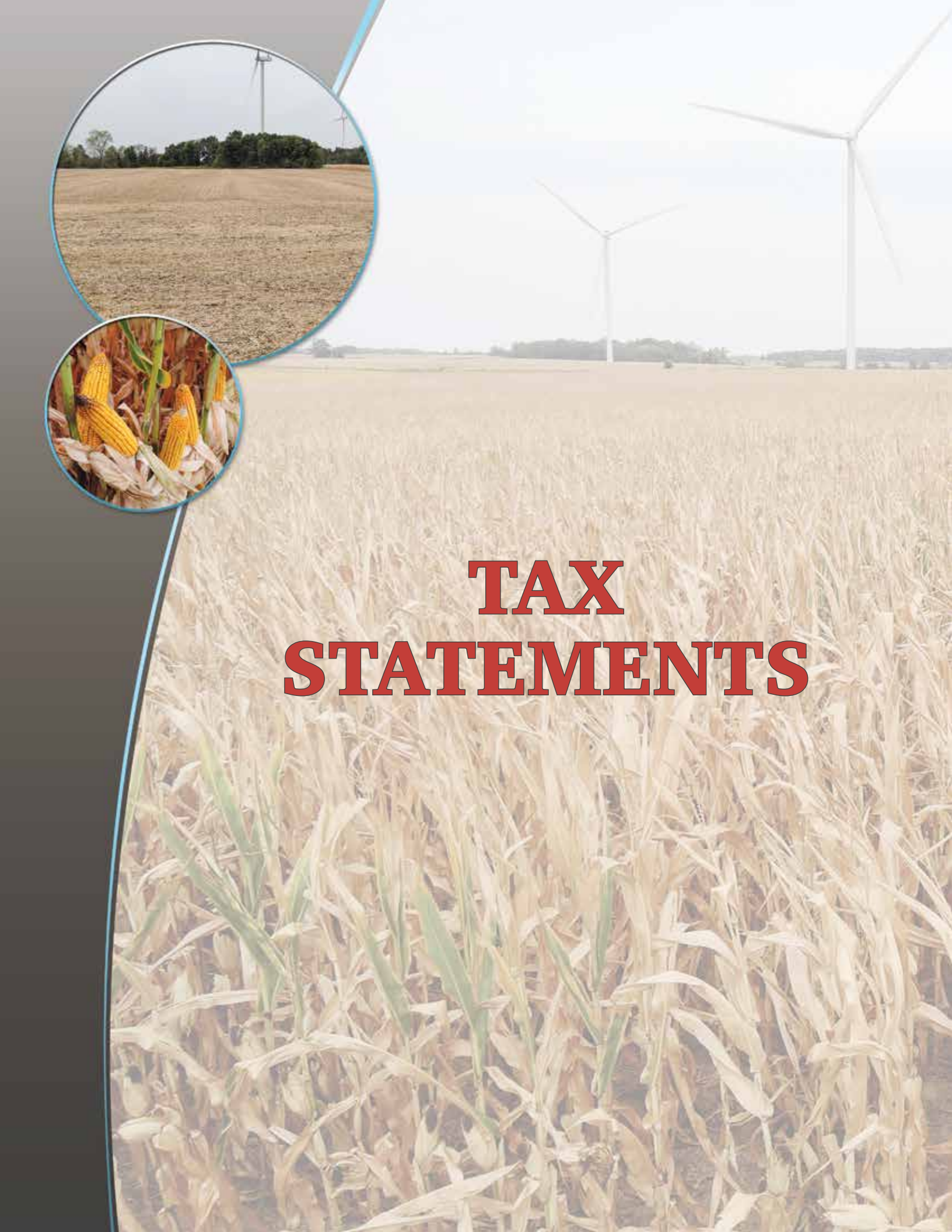
Boundary Center: 40° 3' 52.01, -85° 8' 52.07

Maps Provided By:



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TAX STATEMENTS

COUNTY PROPERTY CARD

TRACT 1

68-15-35-200-001.001-011
General Information
Parcel Number
 68-15-35-200-001.001-011
Local Parcel Number
 007-00692-01
Tax ID:

Routing Number
 011 019 009 00
Property Class 100
 Vacant Land

Year: 2024
Location Information

County
 Randolph
Township
 UNION TOWNSHIP
District 011 (Local 007)
 UNION TOWNSHIP
School Corp 6795
 UNION

Neighborhood 70201-011
 Union Res/Ag
Section/Plat
 0035
Location Address (1)
 Pt NW NW 35-19-12
 Modoc, IN 47358

JUN Family Farms LLC
Ownership
 JUN Family Farms LLC
 3475 SE Indian Trail Lake Rd
 Fairmland, IN 47340

Legal
 Pt NW NW 35-19-12 37.24 A



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

Assessment Year	Reason For Change	2024	2023	2022	2021
03/27/2024	WIP	GenReval	GenReval	GenReval	GenReval
As Of Date		04/06/2024	04/11/2023	06/29/2022	01/01/2021
Valuation Method		Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor		1.0000	1.0000	1.0000	1.0000
Notice Required		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land		\$91,400	\$76,200	\$60,200	\$51,700
Land Res (1)		\$0	\$0	\$0	\$0
Land Non Res (2)		\$91,400	\$76,200	\$60,200	\$51,700
Land Non Res (3)		\$0	\$0	\$0	\$0
Improvement		\$0	\$0	\$0	\$0
Imp Res (1)		\$0	\$0	\$0	\$0
Imp Non Res (2)		\$0	\$0	\$0	\$0
Imp Non Res (3)		\$0	\$0	\$0	\$0
Total		\$91,400	\$76,200	\$60,200	\$51,700
Total Res (1)		\$0	\$0	\$0	\$0
Total Non Res (2)		\$91,400	\$76,200	\$60,200	\$51,700
Total Non Res (3)		\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', Cl 132' 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
4 A	A	CEB	0	2.2800	0.81	\$2,280	\$1,847	\$4,211	0%	1.0000	0.00	100.00	0.00	\$4,210
4 A	A	FCA	0	22.3600	1.06	\$2,280	\$2,417	\$54,044	0%	1.0000	0.00	100.00	0.00	\$54,040
4 A	A	LNB2	0	0.8000	0.64	\$2,280	\$1,459	\$1,167	0%	1.0000	0.00	100.00	0.00	\$1,170
4 A	A	PN	0	10.8200	1.28	\$2,280	\$2,918	\$31,573	0%	1.0000	0.00	100.00	0.00	\$31,570
4 A	A	LSB2	0	0.3100	0.60	\$2,280	\$1,368	\$424	0%	1.0000	0.00	100.00	0.00	\$420
4 A	A	CKB	0	0.0200	0.77	\$2,280	\$1,756	\$35	0%	1.0000	0.00	100.00	0.00	\$40
82 A	A	ROA	0	0.6500	1.00	\$2,280	\$2,280	\$1,482	-100%	1.0000	0.00	100.00	0.00	\$00

Characteristics
Topography
 Level
Flood Hazard
 Level
Public Utilities
 Electricity
Streets or Roads
 Paved
Neighborhood Life Cycle Stage
 Static
 Printed

Pt NW NW 35-19-12
100, Vacant Land
Transfer of Ownership
Date
 12/22/2021
Owner
 JUN Family Farms LLC
 Jones, Verlin L Rev LI
 Jones, Verlin L & Rhon

Doc ID
 20216112
Code
 TD
Book/Page
 /
Adj Sale Price
 /

2022
 GenReval
 01/01/2022
 Indiana Cost Mod

2023
 GenReval
 04/11/2023
 Indiana Cost Mod

2024
 GenReval
 04/06/2024
 Indiana Cost Mod

Union Res/Ag /70201-011
Notes
 8/10/2021 RE22: Reassessment 2022
 No change 22 pay 23. BT
 10/23/2017 RE18: Reassessment 2018
 Updated inspection record. 10/23/17 SC
 11/1900 OFNS: NEW SPLIT
 Result of .704a to 00692-02 (all improvements) 15-16
 GC 8/21/14

Land Computations

Calculated Acreage	37.24
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	37.24
81 Legal Drain NV	0.00
82 Public Roads NV	0.65
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	36.59
Farmland Value	\$91,450
Measured Acreage	36.59
Avg Farmland Value/Acre	2499
Value of Farmland	\$91,440
Classified Total	\$0
Farm / Classified Value	\$91,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$91,400
CAP 3 Value	\$0
Total Value	\$91,400

Data Source N/A
Collector 06/01/2021 LB
Appraiser 01/01/2022 BT

Review Group 2021
 Monday, April 7, 2025

COUNTY PROPERTY CARD

TRACT 2

68-15-26-300-011.001-011
General Information
Parcel Number
 68-15-26-300-011.001-011
Local Parcel Number
 007-01155-01
Tax ID:

Routing Number
 011 019 004 00
Property Class 100
 Vacant Land

Year: 2024
Location Information
County
 Randolph
Township
 UNION TOWNSHIP
District 011 (Local 007)
 UNION TOWNSHIP
School Corp 6795
 UNION

Neighborhood 70201-011
 Union Res/Ag
Section/Plat
 0026
Location Address (1)
 700 S
 Modoc, IN 47358

JUN Family Farms LLC
Ownership
 JUN Family Farms LLC
 3475 SE Indian Trail Lake Rd
 Fairland, IN 47340

Legal
 WPI SE SW 26-19-12 20.33 A



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

Assessment Year	Reason For Change	2024	2023	2022	2021
03/27/2024	WIP	GenReval	GenReval	GenReval	GenReval
As Of Date	04/06/2024	04/11/2023	06/29/2022	01/01/2022	01/01/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land	\$48,400	\$48,400	\$40,300	\$31,800	\$27,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$48,400	\$48,400	\$40,300	\$31,800	\$27,400
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$48,400	\$48,400	\$40,300	\$31,800	\$27,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$48,400	\$48,400	\$40,300	\$31,800	\$27,400
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', Cl 132' 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
4	A	CEB	0	1.9860	0.81	\$2,280	\$1,847	\$3,668	0%	1.0000	0.00	100.00	0.00	\$3,670
4	A	FCA	0	4.5230	1.06	\$2,280	\$2,417	\$10,932	0%	1.0000	0.00	100.00	0.00	\$10,930
4	A	LNB2	0	3.9580	0.64	\$2,280	\$1,459	\$5,775	0%	1.0000	0.00	100.00	0.00	\$5,770
4	A	PN	0	9.5880	1.28	\$2,280	\$2,918	\$27,978	0%	1.0000	0.00	100.00	0.00	\$27,980
82	A	ROA	0	0.2750	1.00	\$2,280	\$2,280	\$627	-100%	1.0000	0.00	100.00	0.00	\$0

Market Model
 70201-011 - Residential
Characteristics
Topography Flood Hazard
 Level
Public Utilities ERA
 Electricity
Streets or Roads TIF
 Paved
Neighborhood Life Cycle Stage
 Static
 Printed
 Monday, April 7, 2025
Review Group 2021

700 S
100, Vacant Land
Transfer of Ownership
Date
 12/22/2021
Owner
 JUN Family Farms LLC
 12/05/2014 Jones, Verlin L Rev LI
 01/01/1900 Jones, Verlin L & Rhon

Union Res/Ag /70201-011
Notes
 8/10/2021 RE22: Reassessment 2022
 No change 22 pay 23. BT
 10/23/2017 RE18: Reassessment 2018
 Updated inspection record. 10/23/17 SC

Land Computations	
Calculated Acreage	20.33
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	20.33
81 Legal Drain NV	0.00
82 Public Roads NV	0.28
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	20.06
Farmland Value	\$48,350
Measured Acreage	20.05
Avg Farmland Value/Acre	2411
Value of Farmland	\$48,350
Classified Total	\$0
Farm / Classified Value	\$48,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$48,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$48,400

Data Source N/A
Collector 06/01/2021 LB
Appraiser 01/01/2022 BT

COUNTY PROPERTY CARD

TRACT 3

68-15-26-400-013.000-011
General Information
Parcel Number
 68-15-26-400-013.000-011
Local Parcel Number
 007-01338-00

JUN Family Farms LLC
Ownership
 JUN Family Farms LLC
 3475 SE Indian Trail Lake Rd
 Farmland, IN 47340

900 W
Transfer of Ownership
Date
 12/22/2021
Doc ID
 20216112
Code
 TD
Book/Page
 /
Adj Sale Price
 /
Value
 /

Union Res/Ag /70201-011
Notes
 8/10/2021 RE22: Reassessment 2022
 No change 22 pay 23. BT
 10/23/2017 RE18: Reassessment 2018
 Updated inspection record. 10/23/17 SC

1/2

Legal
 Lot No Se 26-19-12 36.53 A. Pt Se Se 26-19-12 1.15
 A

Routing Number
 011 019 025 00
Property Class
 100
 Vacant Land

Contains additional land excluded from the auction.

Agricultural

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

Year: 2024	Assessment Year	Reason For Change	2024	2023	2022	2021
03/27/2024	WIP	GenReval	GenReval	GenReval	GenReval	GenReval
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land	\$61,600	\$61,600	\$52,000	\$41,700	\$41,700	\$36,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$58,200	\$58,200	\$48,600	\$38,300	\$38,300	\$32,900
Land Non Res (3)	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,600
Improvement	\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$61,600	\$61,600	\$52,000	\$41,700	\$41,700	\$36,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$58,200	\$58,200	\$48,600	\$38,300	\$38,300	\$32,900
Total Non Res (3)	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$3,600

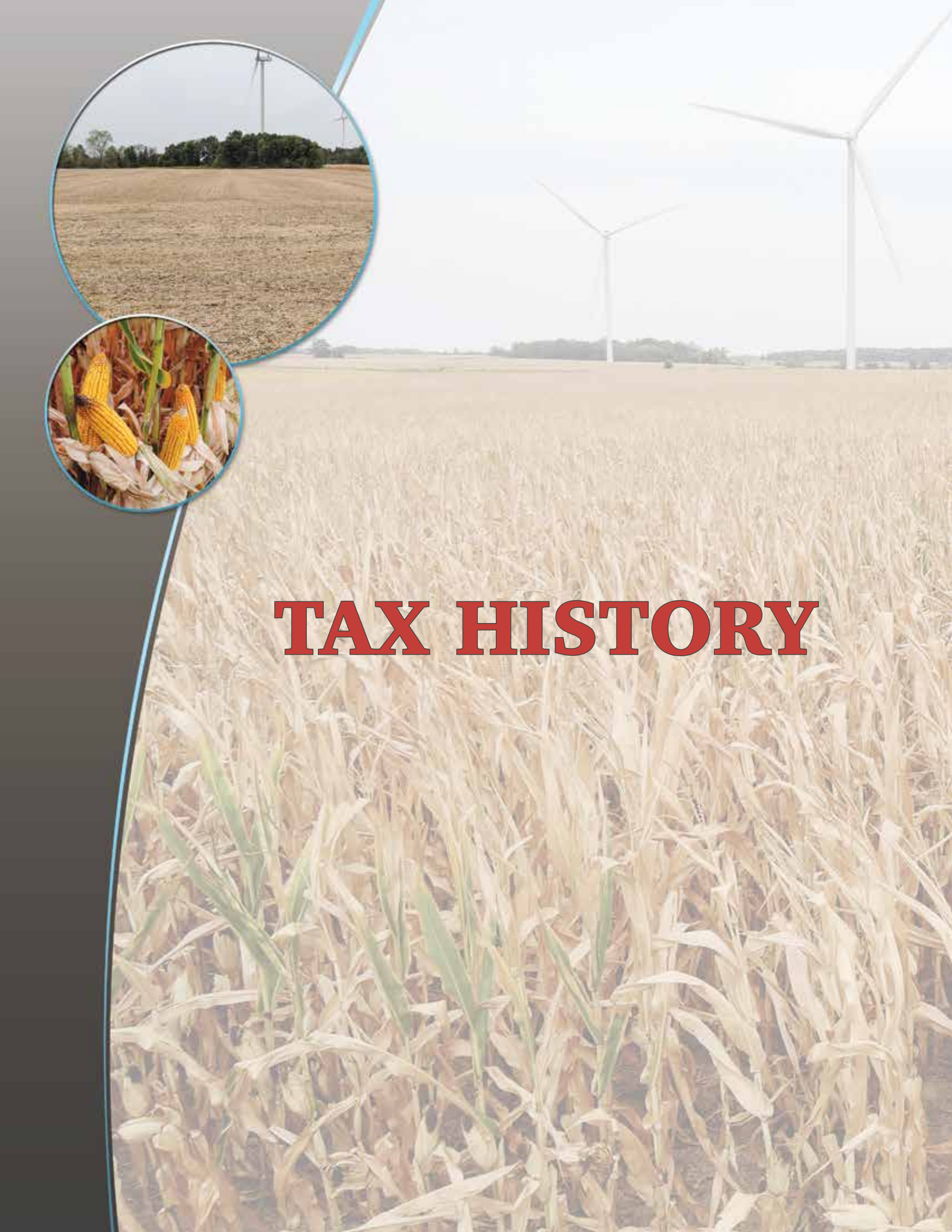
Land Data (Standard Depth: Res 132', Cl 132' Base Lot: Res 0' X 0', Cl 0' X 0')

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
91 A	A		0	1.0000	1.00	\$3,350	\$3,350	\$3,350	0%	1.0000	0.00	0.00	100.00	\$3,350
4 A	CEB		0	3.2473	0.81	\$2,280	\$1,847	\$5,998	0%	1.0000	0.00	100.00	0.00	\$6,000
4 A	FCA		0	5.3710	1.06	\$2,280	\$2,417	\$12,982	0%	1.0000	0.00	100.00	0.00	\$12,980
4 A	LNB2		0	10.7585	0.64	\$2,280	\$1,459	\$15,697	0%	1.0000	0.00	100.00	0.00	\$15,700
4 A	LOC3		0	0.8698	0.50	\$2,280	\$1,140	\$992	0%	1.0000	0.00	100.00	0.00	\$990
4 A	PN		0	5.6467	1.28	\$2,280	\$2,918	\$16,477	0%	1.0000	0.00	100.00	0.00	\$16,480
5 A	EE		0	0.0254	1.02	\$2,280	\$2,326	\$59	-60%	1.0000	0.00	100.00	0.00	\$20
5 A	FCA		0	0.1827	1.06	\$2,280	\$2,417	\$442	-60%	1.0000	0.00	100.00	0.00	\$180
5 A	LNB2		0	1.7339	0.64	\$2,280	\$1,459	\$2,530	-60%	1.0000	0.00	100.00	0.00	\$1,010
5 A	LOC3		0	4.1767	0.50	\$2,280	\$1,140	\$4,761	-60%	1.0000	0.00	100.00	0.00	\$1,900
6 A	LNB2		0	0.9616	0.64	\$2,280	\$1,459	\$1,403	-80%	1.0000	0.00	100.00	0.00	\$280
71 A	CEB		0	0.6639	0.81	\$2,280	\$1,847	\$1,226	-40%	1.0000	0.00	100.00	0.00	\$740
71 A	PN		0	0.4941	1.28	\$2,280	\$2,918	\$1,442	-40%	1.0000	0.00	100.00	0.00	\$870
72 A	PON		0	1.6219	0.50	\$2,280	\$1,140	\$1,849	-40%	1.0000	0.00	100.00	0.00	\$1,110
82 A	ROA		0	0.9265	1.00	\$2,280	\$2,280	\$2,112	-100%	1.0000	0.00	100.00	0.00	\$00

Data Source N/A
Collector 06/01/2021 LB
Appraiser 01/01/2022 BT

Land Computations
 Calculated Acreage 37.68
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 37.68
 81 Legal Drain NV 0.00
 82 Public Roads NV 0.93
 83 UT Towers NV 0.00
 9 Homesite 0.00
 91/92 Acres 1.00
 Total Acres Farmland 35.75
 Farmland Value \$58,260
 Measured Acreage 35.75
 Avg Farmland Value/Acre 1629
 Value of Farmland \$58,240
 Classified Total \$0
 Farm / Classified Value \$58,200
 Homesite(s) Value \$0
 91/92 Value \$3,400
 Supp. Page Land Value \$0
 CAP 1 Value \$58,200
 CAP 2 Value \$3,400
Total Value \$61,600

Market Model
 70201-011 - Residential
Characteristics
Topography Flood Hazard
Public Utilities ERA
 Electricity
Streets or Roads TIF
 Paved
Neighborhood Life Cycle Stage
 Static
 Printed Monday, April 7, 2025
Review Group 2021



TAX HISTORY

TAX HISTORY

TRACT 1

General **Bills** Payments Deductions Assessments

TaxBill History Information

Tax Year	Spring	Fall
2024 Pay 2025	588.42	588.42
2023 Pay 2024	488.22	488.22
2022 Pay 2023	404.81	404.81
2021 Pay 2022	366.96	366.96
2020 Pay 2021	365.97	365.97
2019 Pay 2020	429.92	429.92
2018 Pay 2019	433.62	433.62
2017 Pay 2018	485.95	485.95
2016 Pay 2017	397.04	397.04
2015 Pay 2016	484.95	484.95
2014 Pay 2015	454.66	454.66
2013 Pay 2014	556.70	556.70
2012 Pay 2013	560.38	560.38
2011 Pay 2012	567.04	567.04
2010 Pay 2011	515.58	515.58

TRACT 2

General **Bills** Payments Deductions Assessments

TaxBill History Information

Tax Year	Spring	Fall
2024 Pay 2025	311.59	311.59
2023 Pay 2024	258.20	258.20
2022 Pay 2023	213.84	213.84
2021 Pay 2022	194.48	194.48
2020 Pay 2021	194.04	194.04
2019 Pay 2020	227.32	227.32
2018 Pay 2019	229.56	229.56
2017 Pay 2018	256.08	256.08
2016 Pay 2017	209.13	209.13
2015 Pay 2016	255.46	255.46
2014 Pay 2015	192.62	192.62
2013 Pay 2014	232.42	232.42
2012 Pay 2013	232.92	232.92
2011 Pay 2012	206.00	206.00
2010 Pay 2011	178.47	178.47

TRACT 3*

General **Bills** Payments Deductions Assessments

TaxBill History Information

Tax Year	Spring	Fall
2024 Pay 2025	396.57	396.57
2023 Pay 2024	333.16	333.16
2022 Pay 2023	280.42	280.42
2021 Pay 2022	259.07	259.07
2020 Pay 2021	255.39	255.39
2019 Pay 2020	295.32	295.32
2018 Pay 2019	299.38	299.38
2017 Pay 2018	332.05	332.05
2016 Pay 2017	269.24	269.24
2015 Pay 2016	328.02	328.02
2014 Pay 2015	247.34	247.34
2013 Pay 2014	300.53	300.53
2012 Pay 2013	302.46	302.46
2011 Pay 2012	369.04	369.04
2010 Pay 2011	365.02	365.02

* Contains additional land excluded from the auction.



PROPERTY PHOTOS



TRACT 1



TRACT 1



TRACT 1



TRACT 2



TRACT 3



TRACT 3







Auction Manager:

MARK SMITHSON • 765.744.1846

#AU10100108

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

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800.451.2709 • 260.244.7606 • www.schraderauction.com

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