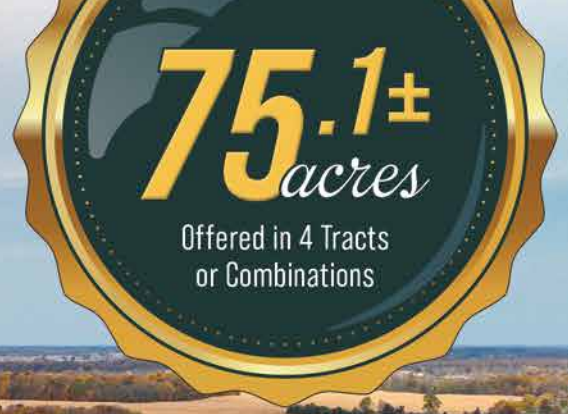


Quality Kosciusko County
Auction



INFORMATION BOOK

- Beautiful Rolling Property Close to Warsaw
- Potential Residential Development Opportunity
- Great Country Estate & Mini Farm Building Sites
- Productive Tillable Farmland with 74.7 FSA Cropland Acres
- Tracts Ranging in Size from 13-21± Acres

Auction Held at Zimmer Biomet Center Lake Pavillon - 119 E Canal St, Warsaw, IN 46580

Tuesday, January 27 • 6pm

DISCLAIMER:

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

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

SELLER: Dennis C. Manning & Stephen K. Manning



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

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts & as a total 75.1± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, & 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, & are capable of paying cash at closing.

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

DEED: Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, & all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction or as soon

thereafter upon completion of surveys, if applicable, the final title commitment & Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) & Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES: Seller shall pay the 2025 real estate taxes due & payable in 2026.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

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 or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller & 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 & sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of

the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

EASEMENTS: Subject to any & all existing easements.

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

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

License RE Broker: Joseph Frederick Kessie • 260.609.4640 #RB23001983

License RE Broker & Auctioneer: Drew Lamle • 260.609.4926 #RB21000229, #AU12100017

Schrader Real Estate and Auction Company, Inc. #AC63001504, #CO81291723

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, JANUARY 27, 2026

75.1± ACRES – KOSCIUSKO COUNTY, INDIANA

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

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, January 20, 2026.
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
75.1± Acres • Kosciusko County, Indiana
Tuesday, January 27, 2026

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 Tuesday, January 27, 2026 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, January 20, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

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

E-mail address of registered bidder: _____

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

LOCATION & TRACT MAPS

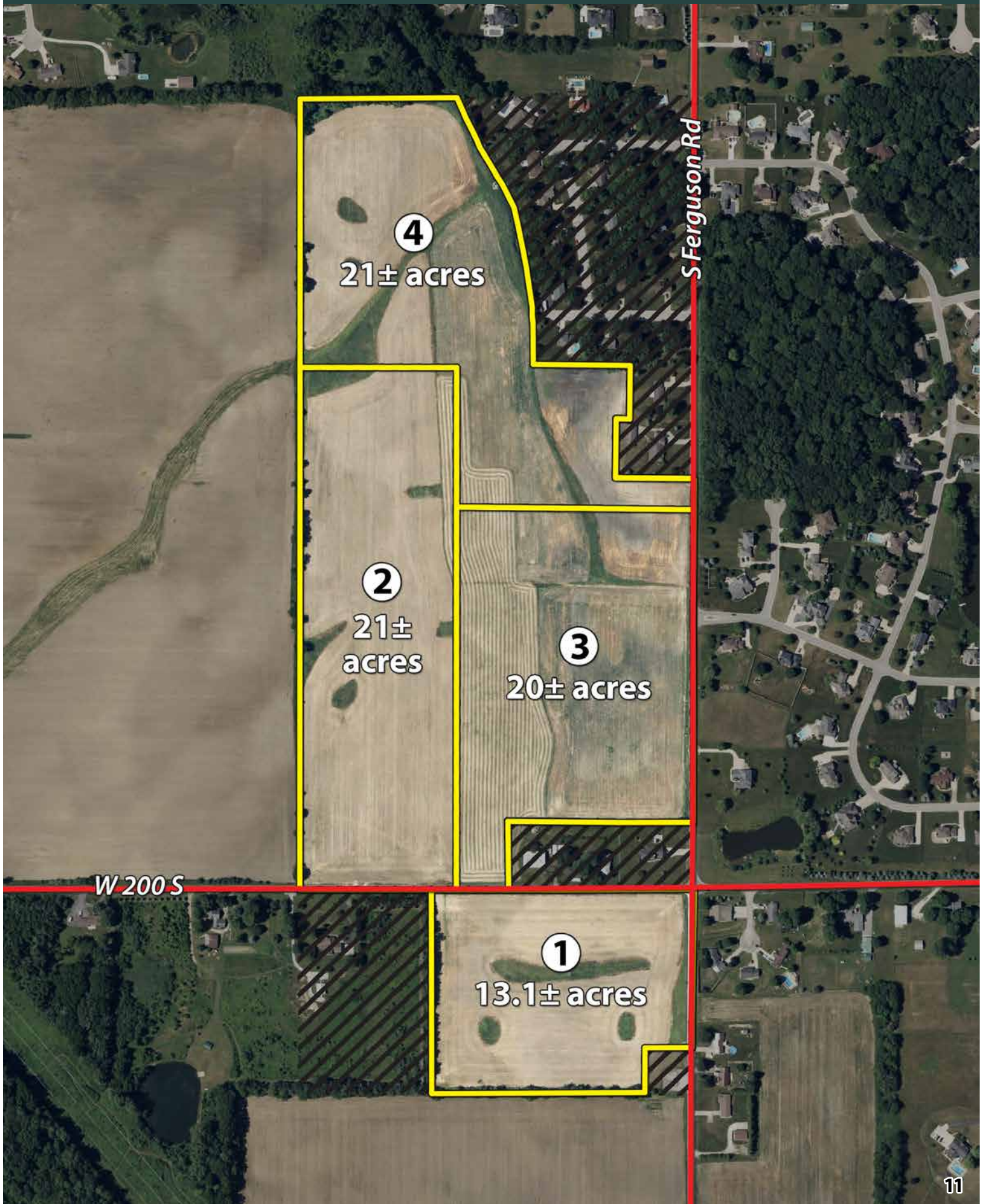
LOCATION MAP



AUCTION LOCATION: Zimmer Biomet Center Lake Pavillon, 119 E Canal St, Warsaw, IN 46580

PROPERTY LOCATION: 1727 S Ferguson Rd, Warsaw, IN 46580 • From the intersection of SR 15 & Winona Ave in Warsaw, travel south on SR 15 for 2 miles to CR 200 S, turn right (west). Continue .6 miles to Ferguson Rd. Property is located on the west side of Ferguson Rd on both the north & south side of CR 200 S.

TRACT MAP



4
21± acres

2
21± acres

3
20± acres

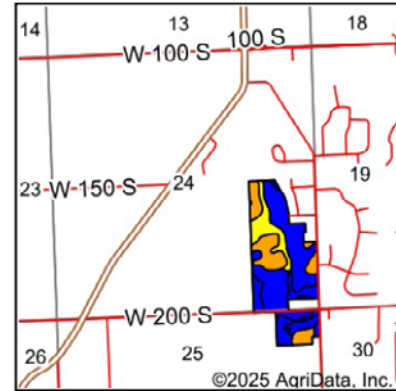
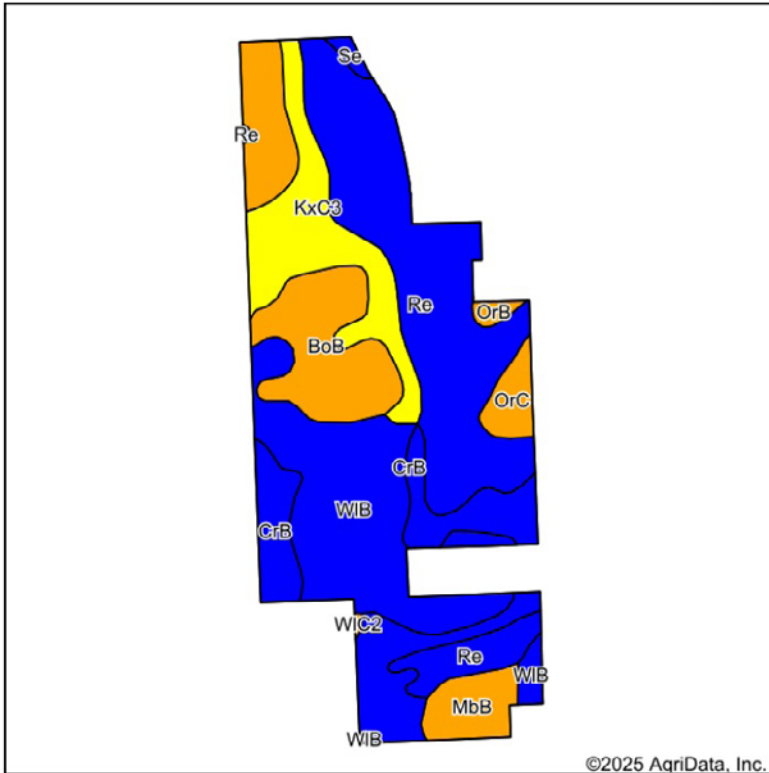
1
13.1± acres

W 200 S

S Ferguson Rd

SOIL MAP

SOIL MAP



State: **Indiana**
 County: **Kosciusko**
 Location: **24-32N-5E**
 Township: **Wayne**
 Acres: **75.23**
 Date: **11/19/2025**



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

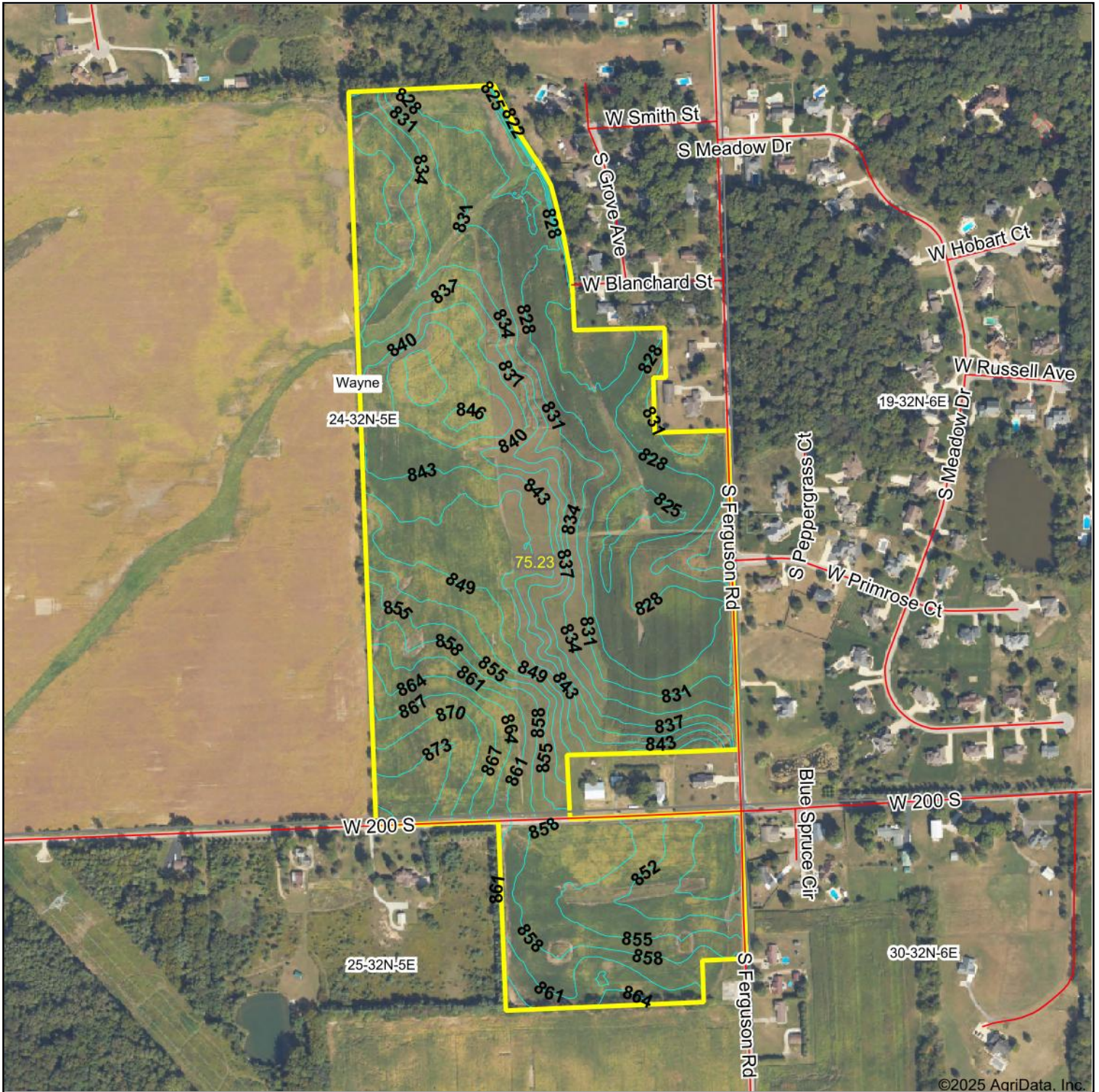
Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu			
Re	Rensselaer loam, 0 to 1 percent slopes	22.80	30.4%		Ilw			167			6		11	49	68		
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	15.68	20.8%		Ile			145			5		9	51	58		
CrB	Crosier loam, 1 to 4 percent slopes	10.75	14.3%		Ile			155			5		10	50	69		
KxC3	Kosciusko sandy clay loam, 8 to 15 percent slopes, severely eroded	8.96	11.9%		Ive			80	14		3		5	28	40		
BoB	Boyer loamy sand, 1 to 6 percent slopes	7.77	10.3%		Ills	Ile	4	93	14		3	60	6	31	49		
KoB	Kosciusko sandy loam, 2 to 6 percent slopes	3.73	5.0%		Ille			95	17		3		6	33	48		
MbB	Metea loamy sand, 2 to 6 percent slopes	2.88	3.8%		Ille			110	18		4		7	39	55		
OrC	Ormas loamy sand, 6 to 12 percent slopes	1.73	2.3%		Ille			90	15		3		6	32	45		
OrB	Ormas loamy sand, 2 to 6 percent slopes	0.46	0.6%		Ille			100	16		3		7	35	50		
Se	Sebewa loam, drained, 0 to 1 percent slopes	0.40	0.5%		Ilw			133			4		9	37	65		
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	0.07	0.1%		Ille			130			4		9	46	52		
Weighted Average								2.46	*-	0.4	134.5	5.1	4.7	6.2	8.7	43.5	58.6

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

TOPOGRAPHY MAP

TOPOGRAPHY CONTOURS MAP



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 818.8

Max: 879.2

Range: 60.4

Average: 843.4

Standard Deviation: 13.55 ft



11/19/2025

24-32N-5E
Kosciusko County
Indiana

Boundary Center: 41° 12' 25.77, -85° 52' 58.59



FSA INFORMATION

FSA INFORMATION

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 10067

Prepared : 11/10/25 3:00 PM CST

Crop Year : 2026

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
CRP Contract Number(s) : None
Recon ID : 18-085-2024-59
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
59.27	58.78	58.78	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	58.78	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	3.00	0.00	42	
Corn	50.50	0.00	95	0
Soybeans	0.40	0.00	37	0
TOTAL	53.90	0.00		

NOTES

--

Tract Number : 19054

Description : F8 B2 SE 1/4 SEC 24 & NE 1/4 SEC 25 WAYNE TWP106R
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MANNING IRREVOCABLE FAMILY TRUST
Other Producers : None
Recon ID : 18-085-2007-201

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
44.66	44.17	44.17	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10067
Prepared : 11/10/25 3:00 PM CST
Crop Year : 2026

Tract 19054 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	44.17	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	2.30	0.00	42
Corn	38.60	0.00	95
TOTAL	40.90	0.00	

NOTES

Tract Number : 19056

Description : F8 B2 WAYNE TWP 106-R
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MANNING IRREVOCABLE FAMILY TRUST
Other Producers : None
Recon ID : 18-085-2007-204

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
14.61	14.61	14.61	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	14.61	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	0.70	0.00	42
Corn	11.90	0.00	95
Soybeans	0.40	0.00	37
TOTAL	13.00	0.00	

NOTES

FSA INFORMATION

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10067
Prepared : 11/10/25 3:00 PM CST
Crop Year : 2026

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FSA INFORMATION

USDA Farm 10067 Tract 19054 2025 Certification map prepared on: 4/22/2025

Administered by: Kosciusko County, Indiana

OP: [REDACTED] 44.66 Tract acres

OW: MANNING IRREVOCABLE FAMILY TRUST 44.17 Cropland acres

0 CRP acres

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-04-18 10:07:59

Legend:
 CRP (black outline)
 CLU (yellow outline)
 Wetland Determination Identifiers:
 Restricted Use (red dot)
 Limited Restrictions (yellow triangle)
 Exempt from Conservation Compliance Provisions (green square)

Page 1 of 2

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
7	0.14	N	2				Y
Crop: Type: IUse: Date: NI or IRR Shares:							
9	0.1	N	2				Y
Crop: Type: IUse: Date: NI or IRR Shares:							
11	0.7	N	2				Y
Crop: Type: IUse: Date: NI or IRR Shares:							
13	0.72	N	2				Y
Crop: Type: IUse: Date: NI or IRR Shares:							
14	11.58	N	2				Y
Crop: Type: IUse: Date: NI or IRR Shares:							
20	7.89	N	2				Y
Crop: Type: IUse: Date: NI or IRR Shares:							

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FSA INFORMATION

Farm 10067 Tract 19054

2025 Certification map prepared on: 4/22/2025

Administered by: Kosciusko County, Indiana

CRP

CLU

Kosciusko



OP: [REDACTED]

44.66 Tract acres

Wetland Determination Identifiers:

OW: MANNING IRREVOCABLE FAMILY TRUST

44.17 Cropland acres

● Restricted Use

▼ Limited Restrictions

0 CRP acres

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-04-18 10:07:59

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
21	1.78	N	2					Y
Crop:								
Type:								
IUse:								
Date:								
NI or IRR								
Shares:								
22	0.12	N	2					Y
Crop:								
Type:								
IUse:								
Date:								
NI or IRR								
Shares:								
23	21.14	N	2					Y
Crop:								
Type:								
IUse:								
Date:								
NI or IRR								
Shares:								

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 10067 Tract 19056 2025 Certification map prepared on: 4/22/2025

Administered by: Kosciusko County, Indiana

OP: [REDACTED] 14.61 Tract acres

OW: MANNING IRREVOCABLE FAMILY TRUST 14.61 Cropland acres

0 CRP acres

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-04-18 10:07:59

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

Legend:
 CRP (black outline)
 CLU (yellow outline)
 Wetland Determination Identifiers:
 Restricted Use (red dot)
 Limited Restrictions (yellow triangle)
 Exempt from Conservation Compliance Provisions (green square)

Map Labels: W SMITH ST, S MEADOW DR, S GROVE AVE, S FERGUSON RD, W PRIMROSE CT, S MEADOW DR, S BLUE SPRUCE CT, W 200 S

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
9	9.33	N	2					Y
Crop: Type: IUse: Date: NI or IRR Shares:								
10	4.7	N	2					Y
Crop: Type: IUse: Date: NI or IRR Shares:								
11	0.58	N	2					Y
Crop: Type: IUse: Date: NI or IRR Shares:								

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

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7329
Prepared : 11/10/25 2:59 PM CST
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
CRP Contract Number(s) : None
Recon ID : 18-085-2007-188
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
15.96	15.96	15.96	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	15.96	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	0.50	0.00	42	
Corn	8.40	0.00	140	0
Soybeans	1.10	0.00	44	0
TOTAL	10.00	0.00		

NOTES

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Tract Number : 19042

Description : F8 B2 WAYNE TWP 106-R
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MANNING IRREVOCABLE FAMILY TRUST
Other Producers : None
Recon ID : 18-085-2007-187

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
15.96	15.96	15.96	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7329
Prepared : 11/10/25 2:59 PM CST
Crop Year : 2026

Tract 19042 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	15.96	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	0.50	0.00	42
Corn	8.40	0.00	140
Soybeans	1.10	0.00	44
TOTAL	10.00	0.00	

NOTES

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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 7329 Tract 19042 2025 Certification map prepared on: 4/21/2025

Administered by: Kosciusko County, Indiana

OP: [REDACTED] 15.96 Tract acres

OW: MANNING IRREVOCABLE FAMILY TRUST 15.96 Cropland acres

0 CRP acres

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-04-18 10:07:59

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

Legend:
 CRP (black outline)
 CLU (yellow outline)
 Wetland Determination Identifiers:
 Restricted Use (red dot)
 Limited Restrictions (yellow triangle)
 Exempt from Conservation Compliance Provisions (green square)

Table:

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
7	15.96	N	2					Y

Map Labels: W SMITH ST, S GROVE AVE, S FERGUSON RD, S MEADOW DR, W PRIMROSE CT, S MEADOW DR, S BLUE SPRUCE CT, W 200 S

Map Info: Farm 7329 Tract 19042

Map 7: Crop: NI or IRR; Type: NI or IRR; IUse: NI or IRR; Date: NI or IRR; Shares: NI or IRR

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

PROPERTY RECORD CARDS

PROPERTY RECORD CARDS

WAYNE TWP ACREAGE - 1/2

100, Vacant Land

FERGUSON RD

43-10-25-100-001.000-031

Notes
6/25/2015 2016: MOVED TO WAYNE TWP
ACREAGE NEIGHBORHOOD (308863) DELETED
OLD NEIGHBORHOOD

Transfer of Ownership
Date 10/20/2023 **Owner** MANNING IRREVOCA
Doc ID 2023100884 **Code** WD
Book/Page / **Adj Sale Price** / **VII** / **I**
01/01/1900 MANNING DAVID C & WD /

Ownership
MANNING IRREVOCABLE FAMILY TR
C/O DENNIS MANNING
340 E DEERWOOD CT
WARSAW, IN 46582

General Information
Parcel Number 43-10-25-100-001.000-031
Local Parcel Number 0371300231
Tax ID:

Legal
3-145-1E
TR N 1/2 NE 25-32-5 13.10A

Valuation Records

Assessment Year	Reason For Change	2025	2024	2023	2022	2021
01/01/2025	Indiana Cost Mod	\$29,400	\$28,000	\$23,400	\$18,500	\$15,900
01/01/2024	Indiana Cost Mod	\$29,400	\$28,000	\$23,400	\$18,500	\$15,900
01/01/2023	Indiana Cost Mod	\$29,400	\$28,000	\$23,400	\$18,500	\$15,900
01/01/2022	Indiana Cost Mod	\$29,400	\$28,000	\$23,400	\$18,500	\$15,900
01/01/2021	Indiana Cost Mod	\$29,400	\$28,000	\$23,400	\$18,500	\$15,900

Location Information
County Kosciusko
Township WAYNE
District 031 (Local 031) WAYNE TOWNSHIP
School Corp 4415 WARSAW COMMUNITY
Neighborhood 308863-031 WAYNE TWP ACREAGE - AG

Routing Number 003-145-001.E
Property Class 100 Vacant Land
Year: 2025

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)

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)

Section/Plat 25-32-5
Location Address (1) FERGUSON RD
WARSAW, IN 46580

Section/Plat 25-32-5
Location Address (1) FERGUSON RD
WARSAW, IN 46580

Valuation Records

Assessment Year	Reason For Change	2025	2024	2023	2022	2021
01/01/2025	Indiana Cost Mod	\$29,400	\$28,000	\$23,400	\$18,500	\$15,900
01/01/2024	Indiana Cost Mod	\$29,400	\$28,000	\$23,400	\$18,500	\$15,900
01/01/2023	Indiana Cost Mod	\$29,400	\$28,000	\$23,400	\$18,500	\$15,900
01/01/2022	Indiana Cost Mod	\$29,400	\$28,000	\$23,400	\$18,500	\$15,900
01/01/2021	Indiana Cost Mod	\$29,400	\$28,000	\$23,400	\$18,500	\$15,900

Valuation Records

Assessment Year	Reason For Change	2025	2024	2023	2022	2021
01/01/2025	Indiana Cost Mod	\$29,400	\$28,000	\$23,400	\$18,500	\$15,900
01/01/2024	Indiana Cost Mod	\$29,400	\$28,000	\$23,400	\$18,500	\$15,900
01/01/2023	Indiana Cost Mod	\$29,400	\$28,000	\$23,400	\$18,500	\$15,900
01/01/2022	Indiana Cost Mod	\$29,400	\$28,000	\$23,400	\$18,500	\$15,900
01/01/2021	Indiana Cost Mod	\$29,400	\$28,000	\$23,400	\$18,500	\$15,900

Land Data (Standard Depth: Res 120', Cl 120' 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	CRB	0	2,2900	1.02	\$2,390	\$2,438	\$5,583	0%	1.0000	0.00	100.00	0.00	\$5,580
4	A	CRB	0	4,6900	1.02	\$2,390	\$2,438	\$11,434	0%	1.0000	0.00	100.00	0.00	\$11,430
4	A	MBB	0	2,8300	0.72	\$2,390	\$1,721	\$4,870	0%	1.0000	0.00	100.00	0.00	\$4,870
4	A	WLB	0	0,7200	0.89	\$2,390	\$2,127	\$1,531	0%	1.0000	0.00	100.00	0.00	\$1,530
4	A	RE	0	1,9500	1.28	\$2,390	\$3,059	\$5,965	0%	1.0000	0.00	100.00	0.00	\$5,970
82	A	KOA	0	0,6200	0.68	\$2,390	\$1,625	\$1,008	-100%	1.0000	0.00	100.00	0.00	\$0
Total														
Total Res (1) \$0														
Total Non Res (2) \$29,400														
Total Non Res (3) \$0														
Total \$29,400														
Total Res (1) \$0														
Total Non Res (2) \$28,000														
Total Non Res (3) \$0														
Total \$28,000														
Total Res (1) \$0														
Total Non Res (2) \$23,400														
Total Non Res (3) \$0														
Total \$23,400														
Total Res (1) \$0														
Total Non Res (2) \$18,500														
Total Non Res (3) \$0														
Total \$18,500														
Total Res (1) \$0														
Total Non Res (2) \$15,900														
Total Non Res (3) \$0														
Total \$15,900														

Land Computations

Calculated Acreage	13.10
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	13.10
81 Legal Drain NV	0.00
82 Public Roads NV	0.62
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	12.48
Farmland Value	\$29,380
Measured Acreage	12.48
Avg Farmland Value/Acre	2354
Value of Farmland	\$29,380
Classified Total	\$0
Farm / Classified Value	\$29,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$29,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$29,400

Characteristics
Topography Rolling Flood Hazard
Public Utilities ERA Gas, Electricity
Streets or Roads TIF Paved
Neighborhood Life Cycle Stage Other

Collector _____
Appraiser _____

Data Source N/A
Review Group 2025
Thursday, April 10, 2025
Printed

Review Group 2025
Thursday, April 10, 2025
Printed

PROPERTY RECORD CARDS

WAYNE TWP ACREAGE - 1/2

Notes

11/28/2022 SPLT: 2023 SPLT 1 09A AND STRUCTURES TO 0372601953

100, Vacant Land

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	VII
10/20/2023	MANNING IRREVOCA	2023100884	WD	/	/	I
09/29/2004	MANNING DAVID C &		WD	/	/	I
09/18/1998	MANNING DAVID C &		0 WD	/	/	I
07/06/1983	MANNING DAVID C &		0 WD	/	/	I
01/01/1900	SILVEUS CLIFFORD		WD	/	/	I

MANNING IRREVOCABLE FAMIL

Ownership

MANNING IRREVOCABLE FAMILY TR
C/O DENNIS C MANNING
340 E DEERWOOD CT
WARSAW, IN 46582

43-10-24-200-244.000-031

General Information

Parcel Number
43-10-24-200-244.000-031
Local Parcel Number
0371300232
Tax ID:

Routing Number

003-096-001.A

Property Class 100

Vacant Land

Year: 2025

Location Information

County
Kosciusko
Township
WAYNE
District 031 (Local 031)
WAYNE TOWNSHIP
School Corp 4415
WARSAW COMMUNITY
Neighborhood 308863-031
WAYNE TWP ACREAGE - AG

Section/Plat

24-32-5

Location Address (1)

W 200 S
WARSAW, IN 46580

Zoning

AG AGRICULTURE

Subdivision

Lot

Market Model

N/A

Characteristics

Topography

Level, High, Low, Rolling

Flood Hazard

ERA

Public Utilities

Electricity

Streets or Roads

Paved

Neighborhood Life Cycle Stage

Other

Printed Thursday, April 10, 2025

Review Group 2025



Agricultural

Valuation Records

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2025	2024	2023	2022	2021
2025	AA	01/01/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$130,900	\$124,800	\$104,000	\$104,200	\$92,700
						\$0	\$0	\$0	\$22,000	\$22,000
						\$130,900	\$124,800	\$104,000	\$82,200	\$70,700
						\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$319,100	\$272,800
						\$0	\$0	\$0	\$274,500	\$236,200
						\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$44,600	\$36,600
						\$130,900	\$124,800	\$104,000	\$423,300	\$365,500
						\$0	\$0	\$0	\$296,500	\$258,200
						\$130,900	\$124,800	\$104,000	\$82,200	\$70,700
						\$0	\$0	\$0	\$44,600	\$36,600

Land Data (Standard Depth: Res 120', Cl 120' 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	BOB	0	7.91	0.64	\$2,390	\$1,530	\$12,102	0%	1.0000	0.00	100.00	0.00	\$12,100
4	A	CRB	0	5.80	1.02	\$2,390	\$2,438	\$14,140	0%	1.0000	0.00	100.00	0.00	\$14,140
4	A	KOB	0	3.82	0.68	\$2,390	\$1,625	\$6,208	0%	1.0000	0.00	100.00	0.00	\$6,210
4	A	KXC3	0	9.14	0.50	\$2,390	\$1,195	\$10,922	0%	1.0000	0.00	100.00	0.00	\$10,920
4	A	ORB	0	0.49	0.60	\$2,390	\$1,434	\$703	0%	1.0000	0.00	100.00	0.00	\$700
4	A	ORC	0	1.30	0.51	\$2,390	\$1,219	\$1,585	0%	1.0000	0.00	100.00	0.00	\$1,580
4	A	RE	0	19.23	1.28	\$2,390	\$3,059	\$58,825	0%	1.0000	0.00	100.00	0.00	\$58,820
4	A	SE	0	0.03	1.02	\$2,390	\$2,438	\$73	0%	1.0000	0.00	100.00	0.00	\$70
4	A	WLB	0	12.38	0.89	\$2,390	\$2,127	\$26,332	0%	1.0000	0.00	100.00	0.00	\$26,330
81	A	RE	0	0.89	1.28	\$2,390	\$3,059	\$2,723	-100%	1.0000	0.00	100.00	0.00	\$0
81	A	SE	0	0.38	1.02	\$2,390	\$2,438	\$926	-100%	1.0000	0.00	100.00	0.00	\$0
82	A		0	0.84	1.00	\$2,390	\$2,390	\$2,008	-100%	1.0000	0.00	100.00	0.00	\$0

Land Computations	Value
Calculated Acreage	62.21
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	62.21
81 Legal Drain NV	1.27
82 Public Roads NV	0.84
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	60.10
Farmland Value	\$130,870
Measured Acreage	60.10
Avg Farmland Value/Acre	2178
Value of Farmland	\$130,900
Classified Total	\$0
Farm / Classified Value	\$130,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$130,900
CAP 3 Value	\$0
Total Value	\$130,900

Appraiser

Collector

Data Source N/A

PROPERTY TAX CARDS

PROPERTY TAX CARD - TRACT 1

STATE FORM 53569 (R24 / 11-23)
APPROVED BY STATE BOARD OF ACCOUNTS, 2023

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

COUNTY: 43 - KOSCIUSKO

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 43-10-25-100-001.000-031	DUPLICATE NUMBER 2973	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after May 10, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2024
TAXING UNIT NAME 031-Wayne	LEGAL DESCRIPTION 003-145-001.E TR N1/2 NE 25-32-5 13.10A		
PROPERTY ADDRESS Ferguson Rd Warsaw IN 46580			



SPRING AMOUNT DUE
by May 10, 2024: **\$194.20**

Scan QR Code to pay



Pay by Phone: (574) 652-5830
Pay Online at: www.kcgov.com



T39 P1



13058-29661-1
Manning Irrevocable Family Trust
C/O Dennis Manning
340 E Deerwood Ct
Warsaw IN 46582-6930

Remit Payment and Make Check Payable to:
Kosciusko County Treasurer
PO Box 1764
Warsaw, IN 46581

FOLD AND TEAR HERE

0000002973 000000019420

FOLD AND TEAR HERE

COUNTY: 43 - KOSCIUSKO

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 43-10-25-100-001.000-031	DUPLICATE NUMBER 2973	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after November 12, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2024
TAXING UNIT NAME 031-Wayne	LEGAL DESCRIPTION 003-145-001.E TR N1/2 NE 25-32-5 13.10A		
PROPERTY ADDRESS Ferguson Rd Warsaw IN 46580			



FALL AMOUNT DUE
by November 12, 2024: **\$194.20**

Scan QR Code to pay



Manning Irrevocable Family Trust
C/O Dennis Manning
340 E Deerwood Ct
Warsaw IN 46582-6930

Pay by Phone: (574) 652-5830
Pay Online at: www.kcgov.com

Remit Payment and Make Check Payable to:
Kosciusko County Treasurer
PO Box 1764
Warsaw, IN 46581

FOLD AND TEAR HERE

0000002973 000000019420

FOLD AND TEAR HERE

COUNTY: 43 - KOSCIUSKO

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 43-10-25-100-001.000-031	DUPLICATE NUMBER 2973	TAX YEAR 2023 Payable 2024	DUE DATES
TAXING UNIT NAME 031-Wayne	LEGAL DESCRIPTION 003-145-001.E TR N1/2 NE 25-32-5 13.10A		SPRING - May 10, 2024 FALL - November 12, 2024

DATE OF STATEMENT: 04/09/2024

TOTAL DUE FOR 23 PAY 24: \$388.40

PROPERTY ADDRESS Ferguson Rd Warsaw IN 46580	
PROPERTY TYPE Real	TOWNSHIP Wayne
ACRES 13.1000	

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$181.10	\$181.10
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$13.10	\$13.10
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	\$194.20	\$194.20
Payment Received	\$0.00	\$0.00
Balance Due	\$194.20	\$194.20

Manning Irrevocable Family Trust
C/O Dennis Manning
340 E Deerwood Ct
Warsaw IN 46582-6930



PROPERTY TAX CARD - TRACTS 2-4

STATE FORM 53569 (R24 / 11-23)
APPROVED BY STATE BOARD OF ACCOUNTS, 2023

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

COUNTY: 43 - KOSCIUSKO

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 43-10-24-200-244.000-031	DUPLICATE NUMBER 2974	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after May 10, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2024
TAXING UNIT NAME 031-Wayne	LEGAL DESCRIPTION 003-096-001.A PT E 1/2 SE 24-32-5 62.21A		
PROPERTY ADDRESS 1727 S Ferguson Rd Warsaw IN 46580			



SPRING AMOUNT DUE
by May 10, 2024: **\$867.12**

Scan QR Code to pay



Pay by Phone: (574) 652-5830
Pay Online at: www.kcgov.com



T39 P1



13056-29653-1
Manning Irrevocable Family Trust
C/O Dennis C Manning
340 E Deerwood Ct
Warsaw IN 46582-6930

Remit Payment and Make Check Payable to:
Kosciusko County Treasurer
PO Box 1764
Warsaw, IN 46581

FOLD AND TEAR HERE

0000002974 000000086712

FOLD AND TEAR HERE

COUNTY: 43 - KOSCIUSKO

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 43-10-24-200-244.000-031	DUPLICATE NUMBER 2974	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after November 12, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2024
TAXING UNIT NAME 031-Wayne	LEGAL DESCRIPTION 003-096-001.A PT E 1/2 SE 24-32-5 62.21A		
PROPERTY ADDRESS 1727 S Ferguson Rd Warsaw IN 46580			



FALL AMOUNT DUE
by November 12, 2024: **\$867.12**

Scan QR Code to pay



Manning Irrevocable Family Trust
C/O Dennis C Manning
340 E Deerwood Ct
Warsaw IN 46582-6930

Pay by Phone: (574) 652-5830
Pay Online at: www.kcgov.com

Remit Payment and Make Check Payable to:
Kosciusko County Treasurer
PO Box 1764
Warsaw, IN 46581

FOLD AND TEAR HERE

0000002974 000000086712

FOLD AND TEAR HERE

COUNTY: 43 - KOSCIUSKO

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 43-10-24-200-244.000-031	DUPLICATE NUMBER 2974	TAX YEAR 2023 Payable 2024	DUE DATES
TAXING UNIT NAME 031-Wayne	LEGAL DESCRIPTION 003-096-001.A PT E 1/2 SE 24-32-5 62.21A		SPRING - May 10, 2024 FALL - November 12, 2024

DATE OF STATEMENT: 04/09/2024

TOTAL DUE FOR 23 PAY 24: **\$1,734.24**

PROPERTY ADDRESS 1727 S Ferguson Rd Warsaw IN 46580	
PROPERTY TYPE Real	TOWNSHIP Wayne
ACRES 62.2100	

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$804.91	\$804.91
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$62.21	\$62.21
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	\$867.12	\$867.12
Payment Received	\$0.00	\$0.00
Balance Due	\$867.12	\$867.12

Manning Irrevocable Family Trust
C/O Dennis C Manning
340 E Deerwood Ct
Warsaw IN 46582-6930



PHOTOS

PHOTOS



PHOTOS



PHOTOS



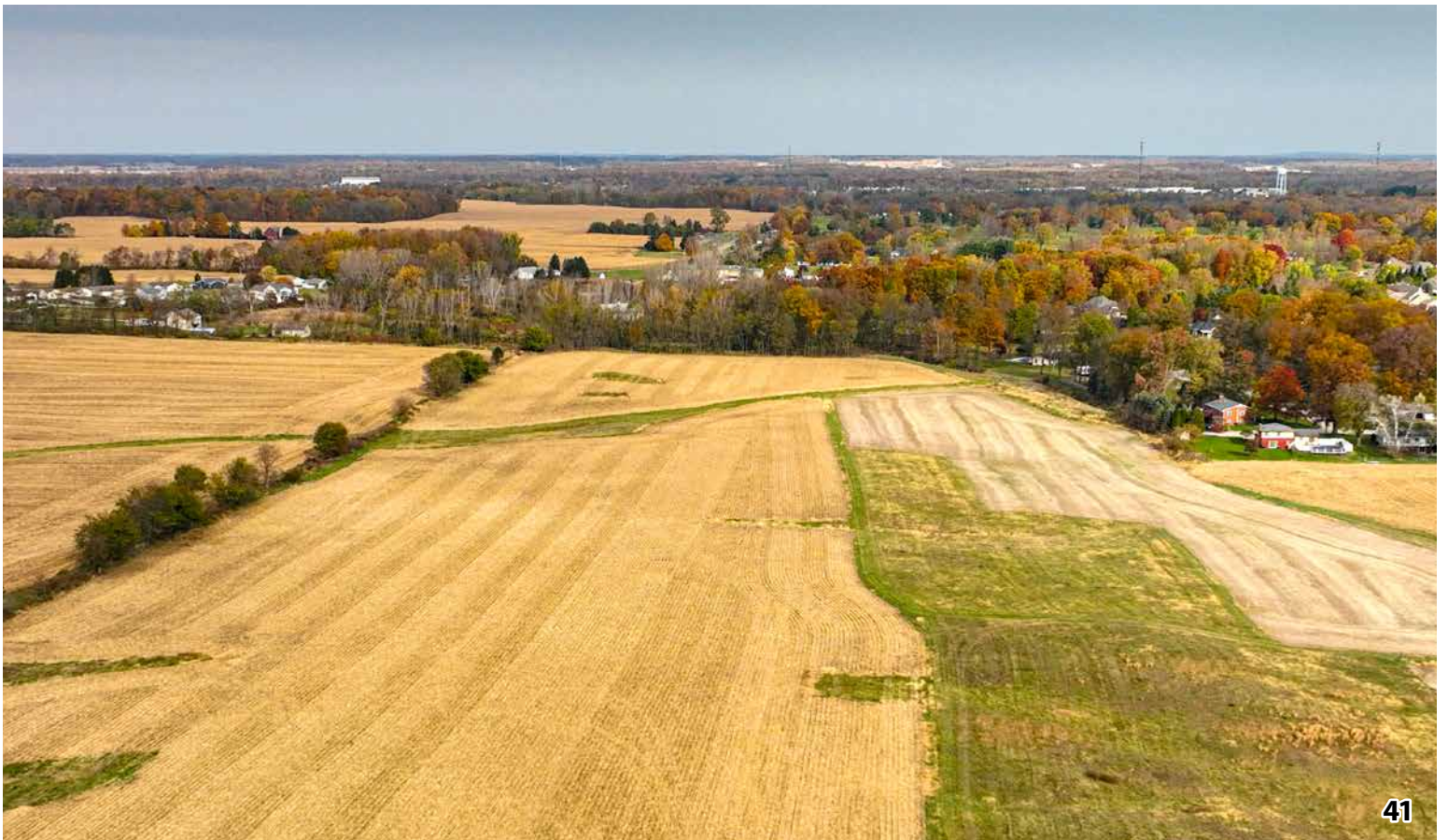
PHOTOS



PHOTOS



PHOTOS



PHOTOS





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