

- Adams County - St. Marys Township
- Quality Farmland • Recreational
- Some Recent Systematic Tiling

# LAND AUCTION

*Tuesday, January 20 • 6pm*



## INFORMATION BOOK



**95±**  
*acres*

Offered in 5 Tracts

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

800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)

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.

**SELLER:** Clarence Fellers Estate



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

### **AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts & as a total 95± 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 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.

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

**DEED:** Seller shall provide Warranty Deed(s).

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

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2027 & thereafter.

**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.

**ACREAGE:** All tract acreages, dimensions, & proposed boundaries are approximate & 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 & 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. Combination purchases will receive a perimeter survey only.

**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.**

**Auction Manager:** Albert L. Pfister • 260.760.8922 #RB14022767, #AU09200264  
Schrader Real Estate and Auction Company, Inc. #AC63001504, #CO81291723

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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, JANUARY 20, 2026**

**95± ACRES – ADAMS 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Tuesday, January 13, 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**  
**95± Acres • Adams County, Indiana**  
**Tuesday, January 20, 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 20, 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 13, 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.***

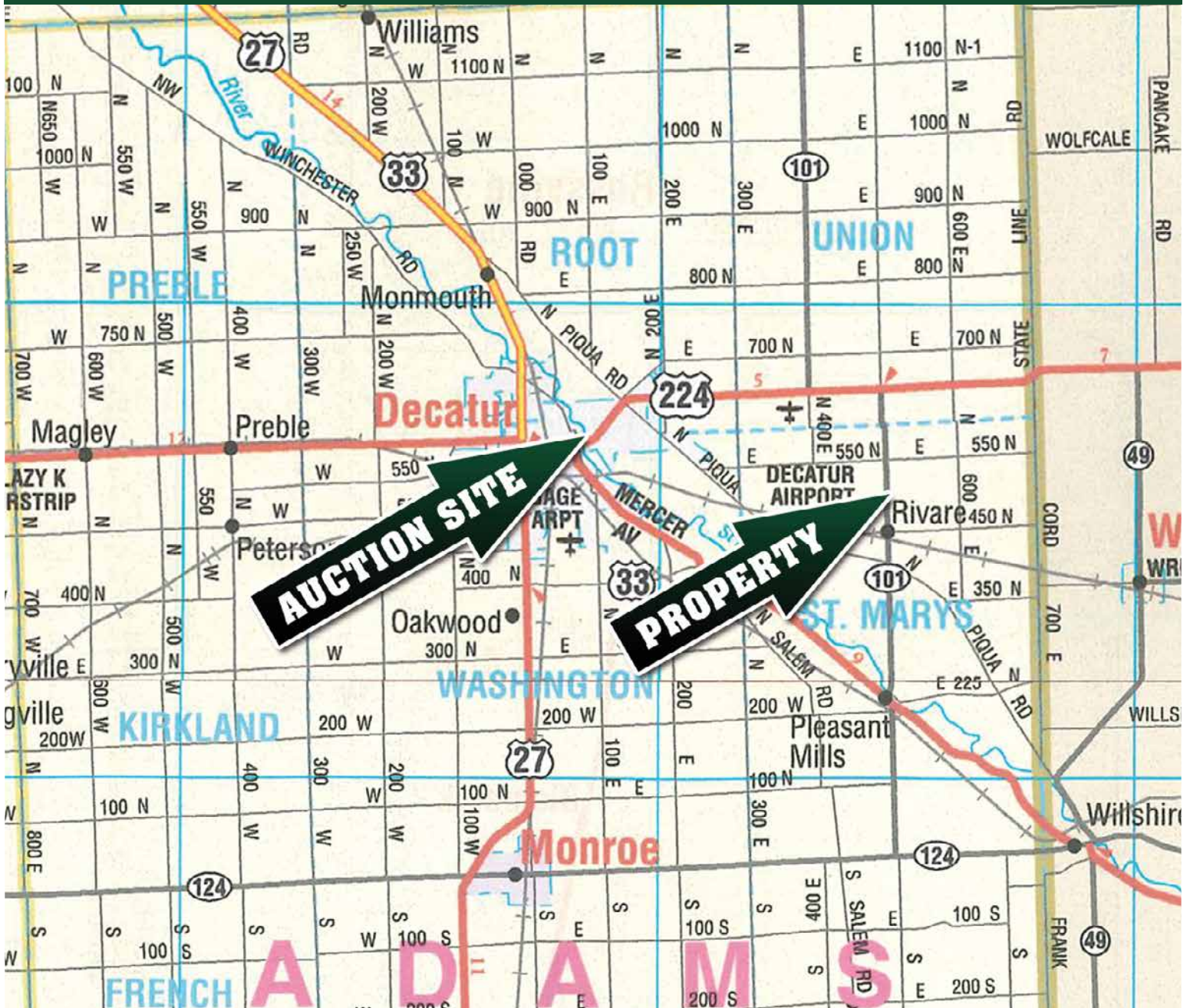
**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

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

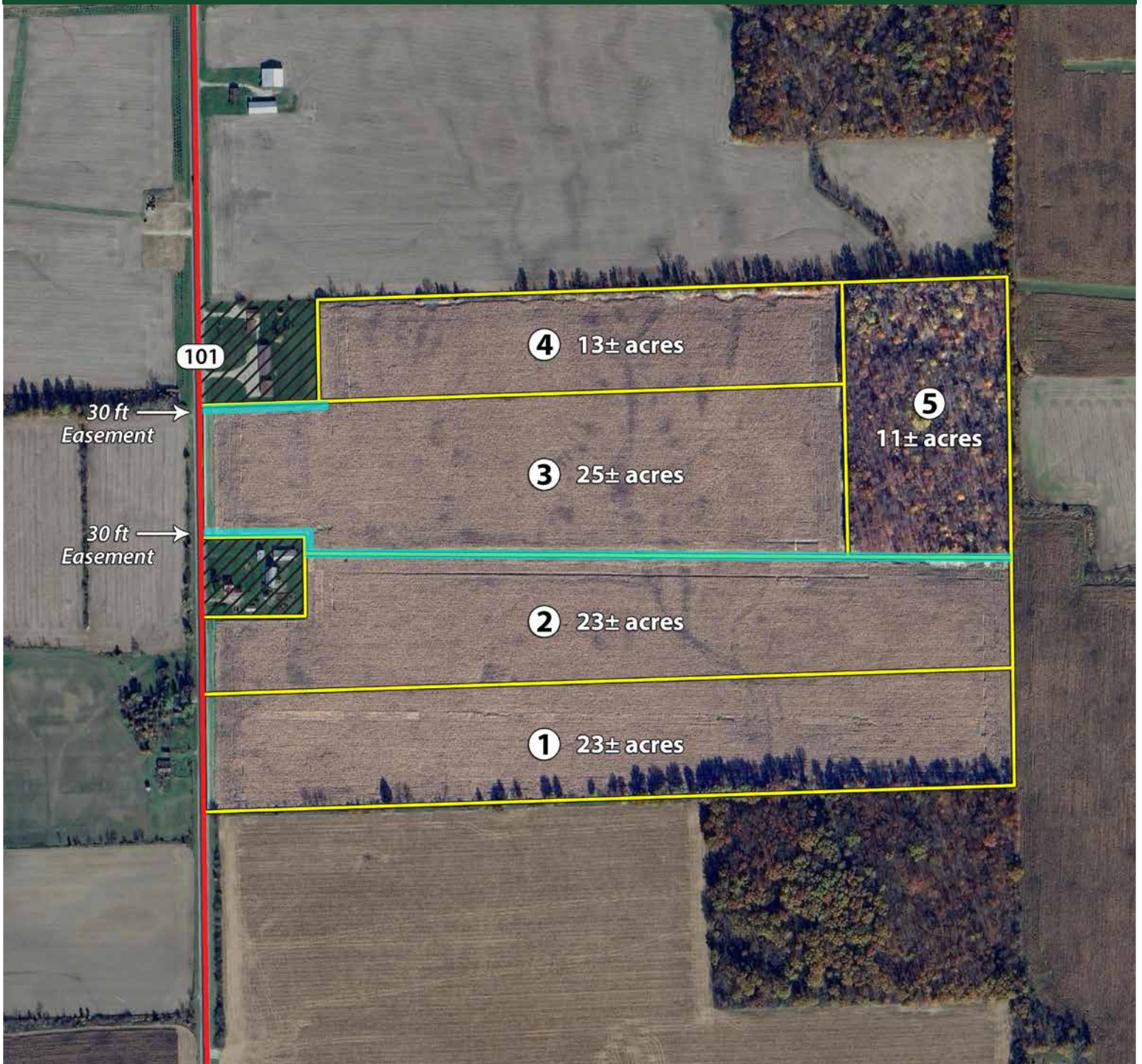
# LOCATION MAP



**AUCTION LOCATION:** Riverside Center, 231 E Monroe St, Decatur, IN 46733

**PROPERTY LOCATION:** From Decatur, travel 4.5 miles east on US HWY 224 to SR 101, go south on SR 101 for 1.5 miles to the property.

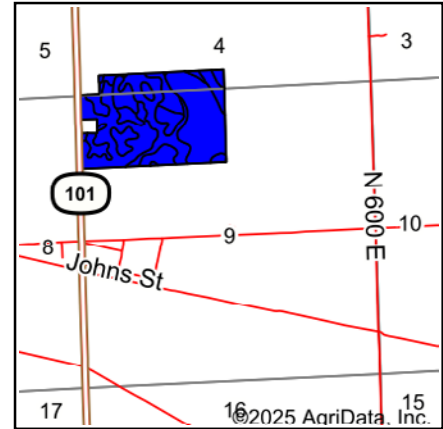
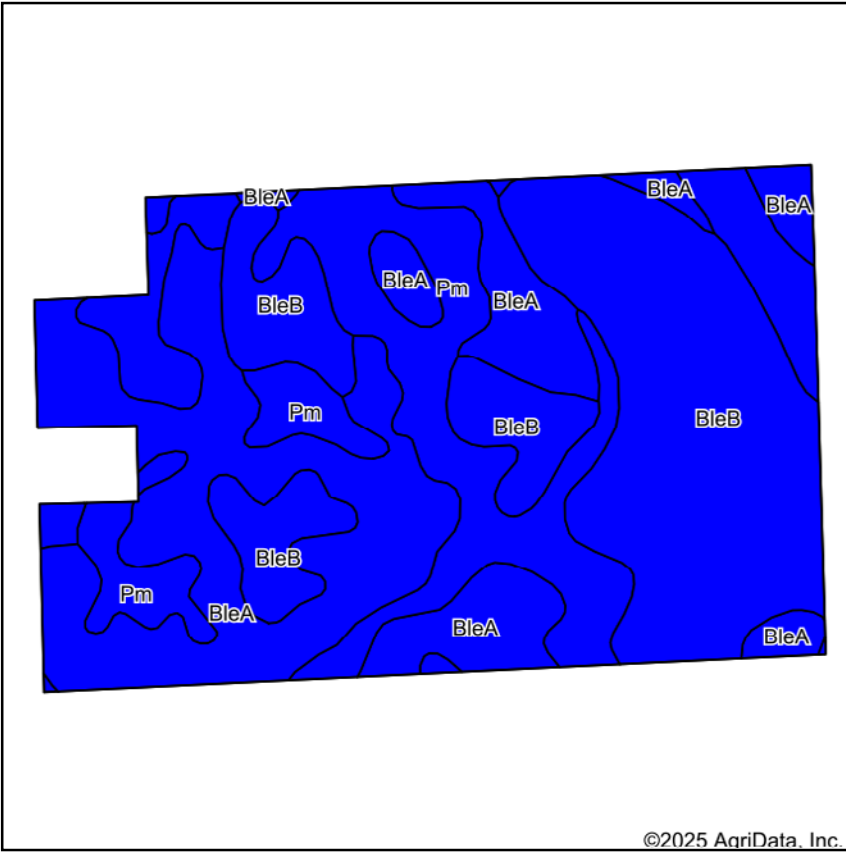
# TRACT MAP





# SOIL MAP

# SOIL MAP



State: **Indiana**  
 County: **Adams**  
 Location: **9-27N-15E**  
 Township: **St. Marys**  
 Acres: **95.88**  
 Date: **12/1/2025**



Soils data provided by USDA and NRCS.

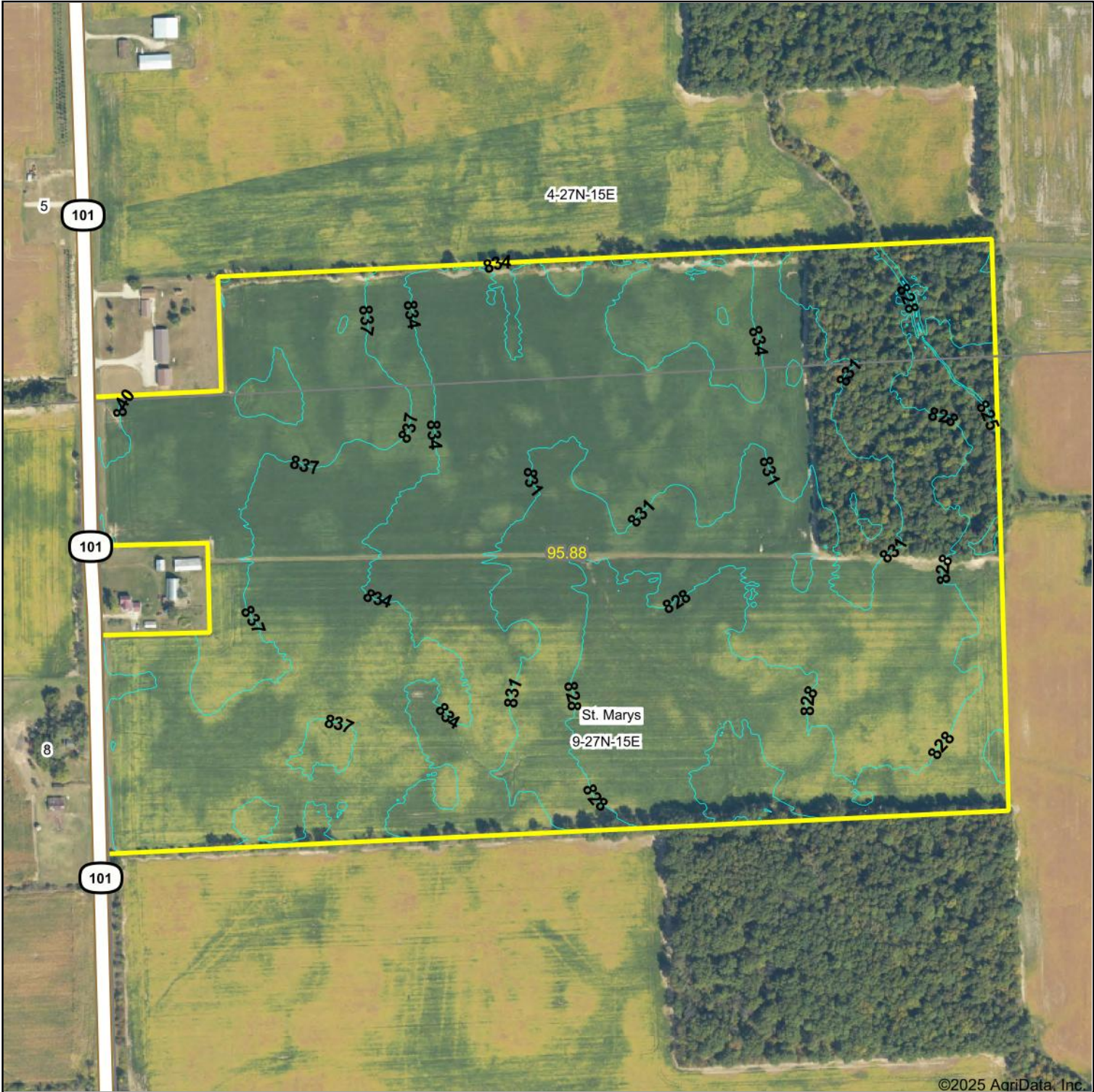
©2025 AgriData, Inc.

Area Symbol: IN001, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Soybeans Bu	Winter wheat Bu
BleB	Blount silt loam, end moraine, 2 to 4 percent slopes	36.07	37.6%		Ile	136	5	9	43	61
BleA	Blount silt loam, end moraine, 0 to 2 percent slopes	34.11	35.6%		Ilw	140	5	9	45	63
Pm	Pewamo silty clay, 0 to 2 percent slopes	25.70	26.8%		Ilw	153	5	10	43	62
<b>Weighted Average</b>					<b>2.00</b>	<b>142</b>	<b>5</b>	<b>9.3</b>	<b>43.7</b>	<b>62</b>

# TOPOGRAPHY MAP

# TOPOGRAPHY CONTOURS MAP



Source: USGS 1 meter dem

Interval(ft): 3.0

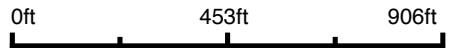
Min: 821.7

Max: 842.8

Range: 21.1

Average: 832.3

Standard Deviation: 3.94 ft



12/1/2025

**9-27N-15E**  
**Adams County**  
**Indiana**

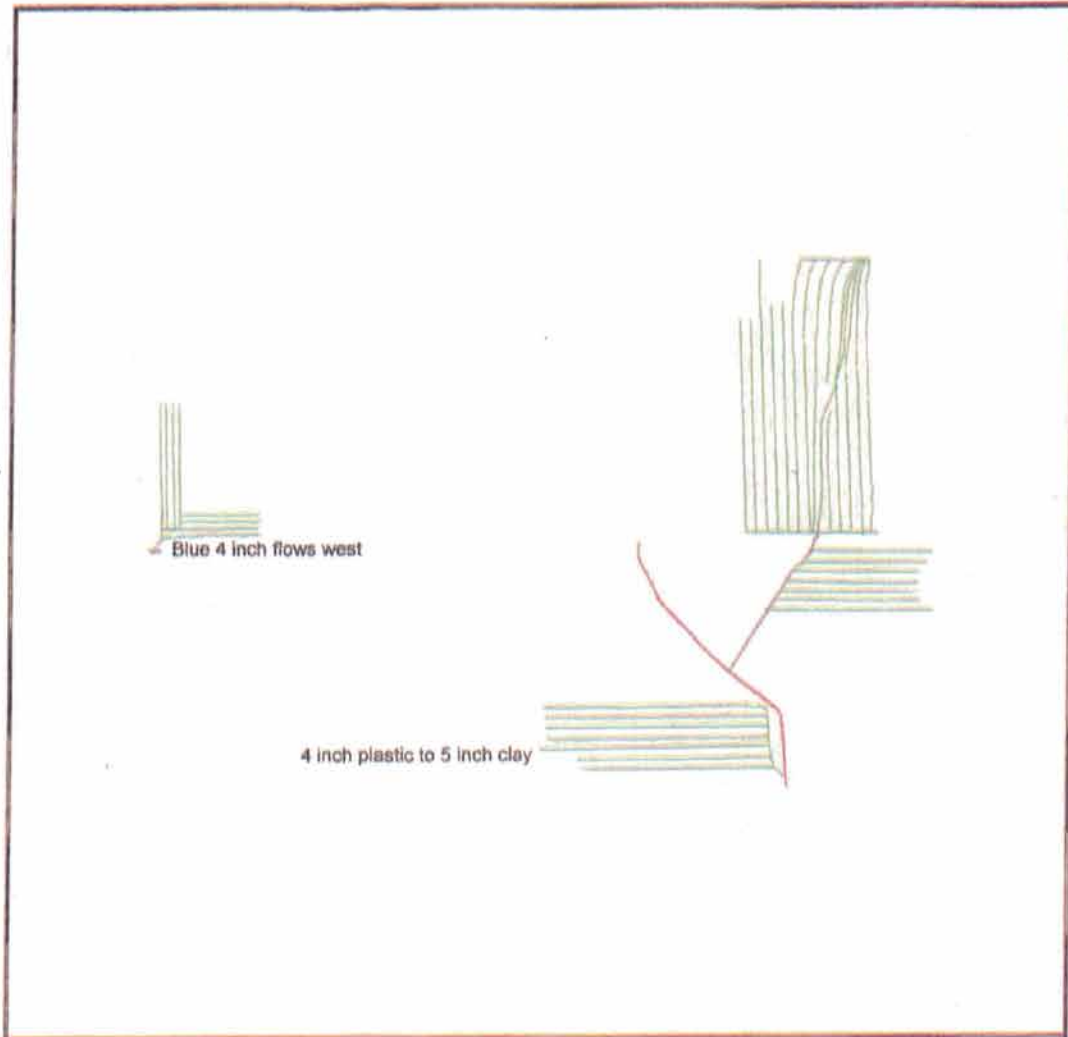
Boundary Center: 40° 49' 5.73, -84° 50' 12.72



# TILE MAPS

# TILE MAPS

Clarence Fellers  
101  
January 2021

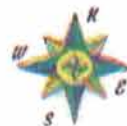


- 4 Plastic
- 4 Plastic
- 5 Plastic Tubing
- Old 4 Plastic

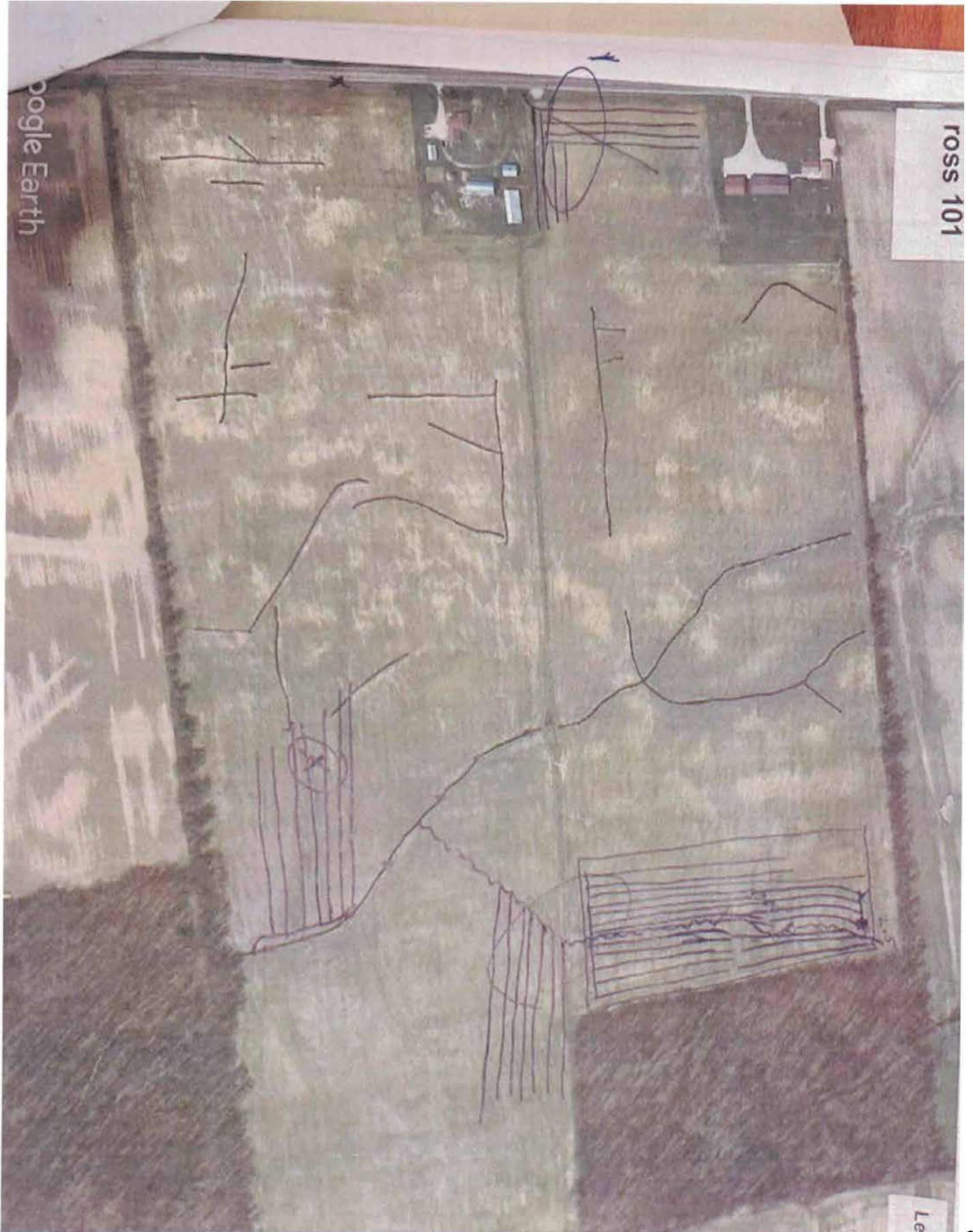
**Minnich Drainage LLC.**

Registered: Universal Drainage Minnisch  
District: WCB District (1984)  
State Number: 16  
Hemisphere: North

Scale 1:5000



# TILE MAPS





# FSA INFORMATION

# FSA INFORMATION

INDIANA  
ADAMS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 1760  
Prepared : 12/22/25 11:13 AM CST  
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : ██████████  
CRP Contract Number(s) : None  
Recon ID : None  
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
100.28	82.60	82.60	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	82.60	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	3.97	0.00	52	
Corn	30.30	0.00	136	
Soybeans	48.33	0.00	42	
<b>TOTAL</b>	<b>82.60</b>	<b>0.00</b>		

### NOTES

--

Tract Number : 2183

Description : G4/B2 S4 SW1/4 & S9 NW1/4 T27N-R15E ST MARY'S  
FSA Physical Location : INDIANA/ADAMS  
ANSI Physical Location : INDIANA/ADAMS  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : CLARENCE D FELLERS  
Other Producers : ██████████  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
100.28	82.60	82.60	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

INDIANA  
ADAMS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 1760**  
Prepared : 12/22/25 11:13 AM CST  
Crop Year : 2026

**Tract 2183 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	82.60	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	3.97	0.00	52
Corn	30.30	0.00	136
Soybeans	48.33	0.00	42
<b>TOTAL</b>	<b>82.60</b>	<b>0.00</b>	

**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.*

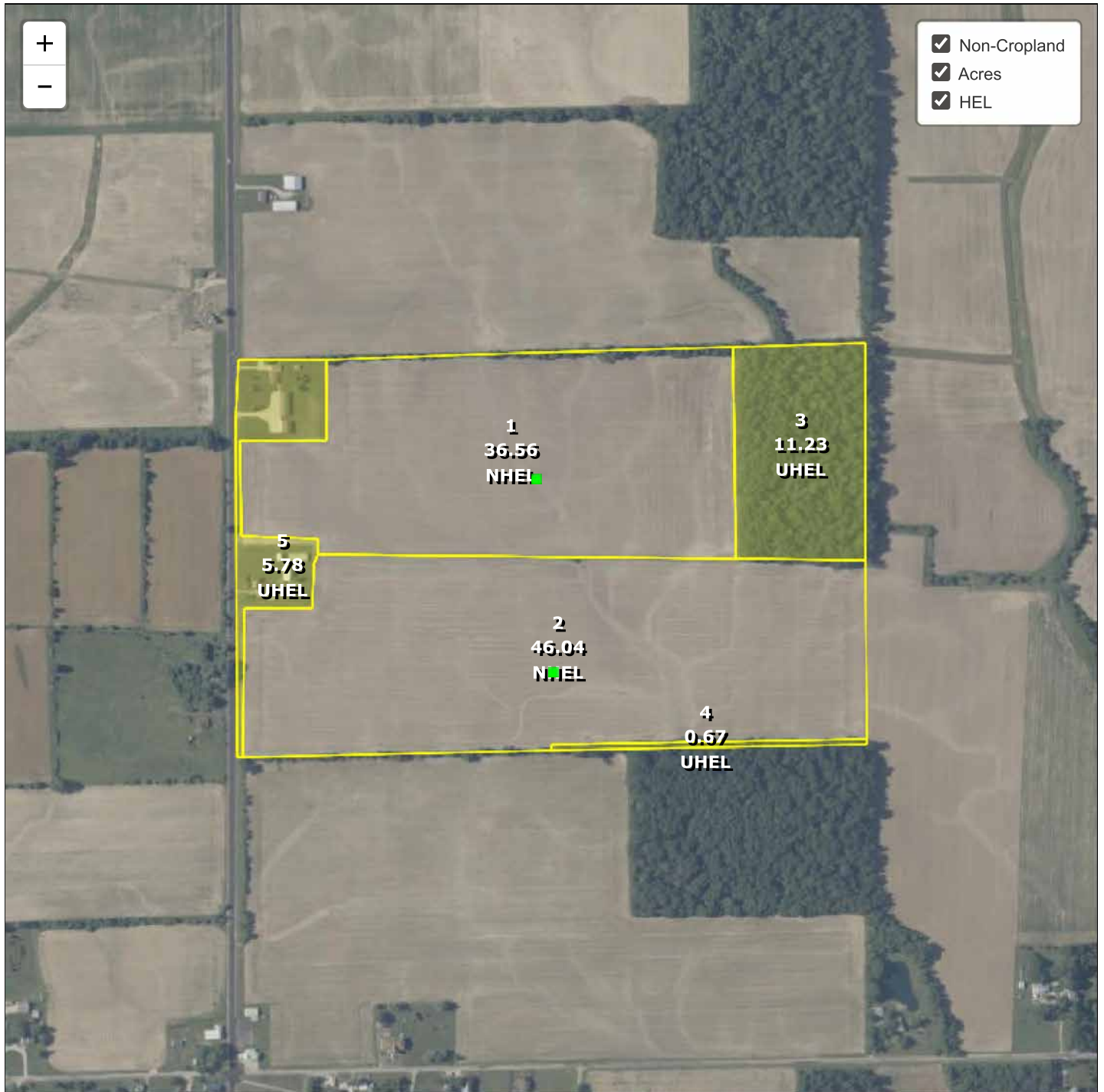
*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay 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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

# FSA INFORMATION



Adams County, Indiana



## Common Land Unit

Cropland
  Non-cropland
  CRP

Farm 1760  
Tract 2183

## Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2026 Crop Year



Tract 1 of 1

# TAX INFORMATION

# TAX INFORMATION

STATE FORM 53569 (R25 / 11-24)  
 APPROVED BY STATE BOARD OF ACCOUNTS, 2024  
**COUNTY: 01 - ADAMS**

TREASURER FORM TS-1A  
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1  
**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 01-06-09-100-004.600-015	DUPLICATE NUMBER 01-06-09-100-004.600-015	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 015-ST. MARYS TOWNSHIP	LEGAL DESCRIPTION N PT N/2 NW SEC 9 (46.055A)		

PROPERTY ADDRESS  
N STATE RD 101 DECATUR IN 46733-0000



432025010609100004600015

**SPRING AMOUNT DUE**  
by May 12, 2025: **\$789.59**

24-215-1  
 Clarence D Fellers  
 4471 E State Road 218  
 Berne IN 46711-9484

Pay by Phone: (260) 216-0434  
 Pay Online at: [www.adamscountyindiana.us](http://www.adamscountyindiana.us)

Remit Payment and Make Check Payable to:  
 Adams County Treasurer  
 313 W. Jefferson Street, Suite 239  
 Decatur, IN 46733

0106091000046000152025100000078959

FOLD AND TEAR HERE

**COUNTY: 01 - ADAMS**

**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 01-06-09-100-004.600-015	DUPLICATE NUMBER 01-06-09-100-004.600-015	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 015-ST. MARYS TOWNSHIP	LEGAL DESCRIPTION N PT N/2 NW SEC 9 (46.055A)		

PROPERTY ADDRESS  
N STATE RD 101 DECATUR IN 46733-0000



532025010609100004600015

**FALL AMOUNT DUE**  
by November 10, 2025: **\$789.59**

Clarence D Fellers  
 4471 E State Road 218  
 Berne IN 46711-9484

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Remit Payment and Make Check Payable to:  
 Adams County Treasurer  
 313 W. Jefferson Street, Suite 239  
 Decatur, IN 46733

0106091000046000152025200000078959

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**COUNTY: 01 - ADAMS**

**TAXPAYERS' COPY - KEEP FOR YOUR RECORDS**

PARCEL NUMBER 01-06-09-100-004.600-015	DUPLICATE NUMBER 01-06-09-100-004.600-015	TAX YEAR 2024 Payable 2025	DUE DATES
TAXING UNIT NAME 015-ST. MARYS TOWNSHIP	LEGAL DESCRIPTION N PT N/2 NW SEC 9 (46.055A)		SPRING - May 12, 2025 FALL - November 10, 2025

DATE OF STATEMENT: 04/04/2025

PROPERTY ADDRESS N STATE RD 101 DECATUR IN 46733-0000	
PROPERTY TYPE Real	TOWNSHIP ST. MARYS TOWNSHIP
ACRES 46.06	

TOTAL DUE FOR 24 PAY 25: **\$1,579.18**

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$789.59	\$789.59
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$789.59</b>	<b>\$789.59</b>
Payment Received	\$0.00	\$0.00
<b>Balance Due</b>	<b>\$789.59</b>	<b>\$789.59</b>

Clarence D Fellers  
 4471 E State Road 218  
 Berne IN 46711-9484

2322730C90000240508001000



# TAX INFORMATION

STATE FORM 53569 (R25 / 11-24)  
 APPROVED BY STATE BOARD OF ACCOUNTS, 2024  
**COUNTY: 01 - ADAMS**

TREASURER FORM TS-1A  
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1  
**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 01-06-09-100-004.000-015	DUPLICATE NUMBER 01-06-09-100-004.000-015	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 015-ST. MARYS TOWNSHIP	LEGAL DESCRIPTION N PT N/2 NW SEC 9 (32.004A)		

PROPERTY ADDRESS  
N STATE RD 101 DECATUR IN 46733-0000



432025010609100004000015

**SPRING AMOUNT DUE**  
by May 12, 2025: **\$459.30**

24-213-1  
 Clarence D Fellers  
 4471 E State Road 218  
 Berne IN 46711-9484

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 Pay Online at: [www.adamscountyindiana.us](http://www.adamscountyindiana.us)

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 313 W. Jefferson Street, Suite 239  
 Decatur, IN 46733

FOLD AND TEAR HERE

0106091000040000152025100000045930

**COUNTY: 01 - ADAMS**

**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 01-06-09-100-004.000-015	DUPLICATE NUMBER 01-06-09-100-004.000-015	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 015-ST. MARYS TOWNSHIP	LEGAL DESCRIPTION N PT N/2 NW SEC 9 (32.004A)		

PROPERTY ADDRESS  
N STATE RD 101 DECATUR IN 46733-0000



532025010609100004000015

**FALL AMOUNT DUE**  
by November 10, 2025: **\$459.30**

Clarence D Fellers  
 4471 E State Road 218  
 Berne IN 46711-9484

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 Pay Online at: [www.adamscountyindiana.us](http://www.adamscountyindiana.us)

Remit Payment and Make Check Payable to:  
 Adams County Treasurer  
 313 W. Jefferson Street, Suite 239  
 Decatur, IN 46733

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0106091000040000152025200000045930

**COUNTY: 01 - ADAMS**

**TAXPAYERS' COPY - KEEP FOR YOUR RECORDS**

PARCEL NUMBER 01-06-09-100-004.000-015	DUPLICATE NUMBER 01-06-09-100-004.000-015	TAX YEAR 2024 Payable 2025	DUE DATES SPRING - May 12, 2025 FALL - November 10, 2025
TAXING UNIT NAME 015-ST. MARYS TOWNSHIP	LEGAL DESCRIPTION N PT N/2 NW SEC 9 (32.004A)		

DATE OF STATEMENT: 04/04/2025

PROPERTY ADDRESS N STATE RD 101 DECATUR IN 46733-0000	
PROPERTY TYPE Real	TOWNSHIP ST. MARYS TOWNSHIP
ACRES 32.00	

**TOTAL DUE FOR 24 PAY 25: \$918.60**

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$459.30	\$459.30
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$459.30</b>	<b>\$459.30</b>
Payment Received	\$0.00	\$0.00
<b>Balance Due</b>	<b>\$459.30</b>	<b>\$459.30</b>

Clarence D Fellers  
 4471 E State Road 218  
 Berne IN 46711-9484

2122730C00000240308001000



# TAX INFORMATION

STATE FORM 53569 (R25/11-24)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2024  
**COUNTY: 01 - ADAMS**

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1  
**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 01-06-04-300-004.000-015	DUPLICATE NUMBER 01-06-04-300-004.000-015	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 015-ST. MARYS TOWNSHIP	LEGAL DESCRIPTION PT S/2 S/2 S/2 SW SEC 4 (17.13A)		

PROPERTY ADDRESS  
N STATE ROAD 101 DECATUR IN 46733-0000



432025010604300004000015

**SPRING AMOUNT DUE by May 12, 2025: \$246.50**



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24-211-1  
\*\*\*\*\*SNGLP

Clarence D Fellers  
4471 E State Road 218  
Berne IN 46711-9484



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Pay by Phone: (260) 216-0434  
Pay Online at: [www.adamscountyindiana.us](http://www.adamscountyindiana.us)

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Adams County Treasurer  
313 W. Jefferson Street, Suite 239  
Decatur, IN 46733

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**COUNTY: 01 - ADAMS**

**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 01-06-04-300-004.000-015	DUPLICATE NUMBER 01-06-04-300-004.000-015	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 015-ST. MARYS TOWNSHIP	LEGAL DESCRIPTION PT S/2 S/2 S/2 SW SEC 4 (17.13A)		

PROPERTY ADDRESS  
N STATE ROAD 101 DECATUR IN 46733-0000



532025010604300004000015

**FALL AMOUNT DUE by November 10, 2025: \$246.50**

Clarence D Fellers  
4471 E State Road 218  
Berne IN 46711-9484

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**COUNTY: 01 - ADAMS**

**TAXPAYERS' COPY - KEEP FOR YOUR RECORDS**

PARCEL NUMBER 01-06-04-300-004.000-015	DUPLICATE NUMBER 01-06-04-300-004.000-015	TAX YEAR 2024 Payable 2025	DUE DATES SPRING - May 12, 2025 FALL - November 10, 2025
TAXING UNIT NAME 015-ST. MARYS TOWNSHIP	LEGAL DESCRIPTION PT S/2 S/2 S/2 SW SEC 4 (17.13A)		

DATE OF STATEMENT: 04/04/2025

PROPERTY ADDRESS N STATE ROAD 101 DECATUR IN 46733-0000	
PROPERTY TYPE Real	TOWNSHIP ST. MARYS TOWNSHIP
ACRES 17.13	

Clarence D Fellers  
4471 E State Road 218  
Berne IN 46711-9484

**TOTAL DUE FOR 24 PAY 25: \$493.00**

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$246.50	\$246.50
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$246.50</b>	<b>\$246.50</b>
Payment Received	\$0.00	\$0.00
<b>Balance Due</b>	<b>\$246.50</b>	<b>\$246.50</b>



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# PHOTOS

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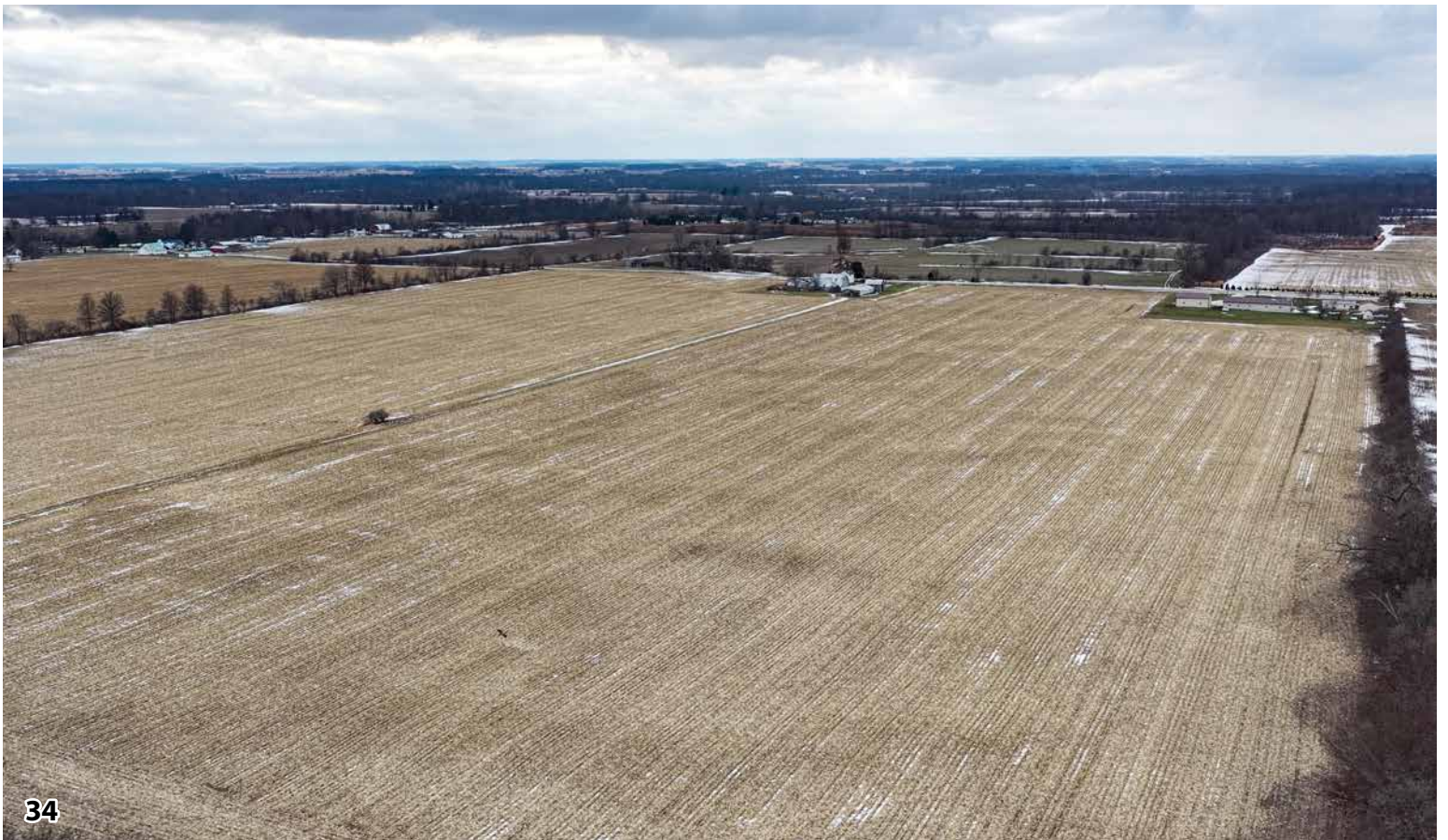
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