

**Tuesday, February 24 • 6pm**

- Excellent Location Near the City of Elkhart • Prime Farmland
- Great Deer Hunting • Investigate the Future Development Potential

# INFORMATION BOOK

Tract 6

Elkhart County, IN  
Concord & Harrison Twp.

**380<sup>±</sup>**  
*acres*

Offered in 16 Tracts  
or Combinations



ONLINE BIDDING AVAILABLE

2% Buyer's Premium 800.451.2709

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

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

*Land  
Auction*

## 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:** Bemiller Farms LLC



**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 16 individual tracts, any combination of tracts & as a total 380± acre unit (Subject to "Swing" Tract Limitations). 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.

**BUYER'S PREMIUM:** A 2% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

**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 30-45 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.**

**Auction Managers:** Eugene D. Klingaman • 260.229.2401 #AU01045485, #RB14005780  
& Drew Lamle • 260.609.4926 #AU12100017, #RB21000229  
Schrader Real Estate and Auction Company, Inc. #AC63001504, #CO81291723

# BOOKLET INDEX

- **REGISTRATION FORMS** **PAGE 4**
- **LOCATION & TRACT MAPS** **PAGE 9**
- **SOIL MAP** **PAGE 13**
- **TOPOGRAPHY MAP** **PAGE 19**
- **FSA INFORMATION** **PAGE 25**
- **PROPERTY TAX SHEET** **PAGE 41**
- **PROPERTY RECORD CARDS** **PAGE 43**
- **CR 105 MAP & ROW DEED (TR 15 & 16)** **PAGE 53**
- **PHOTOS** **PAGE 57**



# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, FEBRUARY 24, 2026**

**380± ACRES – ELKHART 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, February 17, 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**  
**380± Acres • Elkhart County, Indiana**  
**Tuesday, February 24, 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, February 24, 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, February 17, 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.***

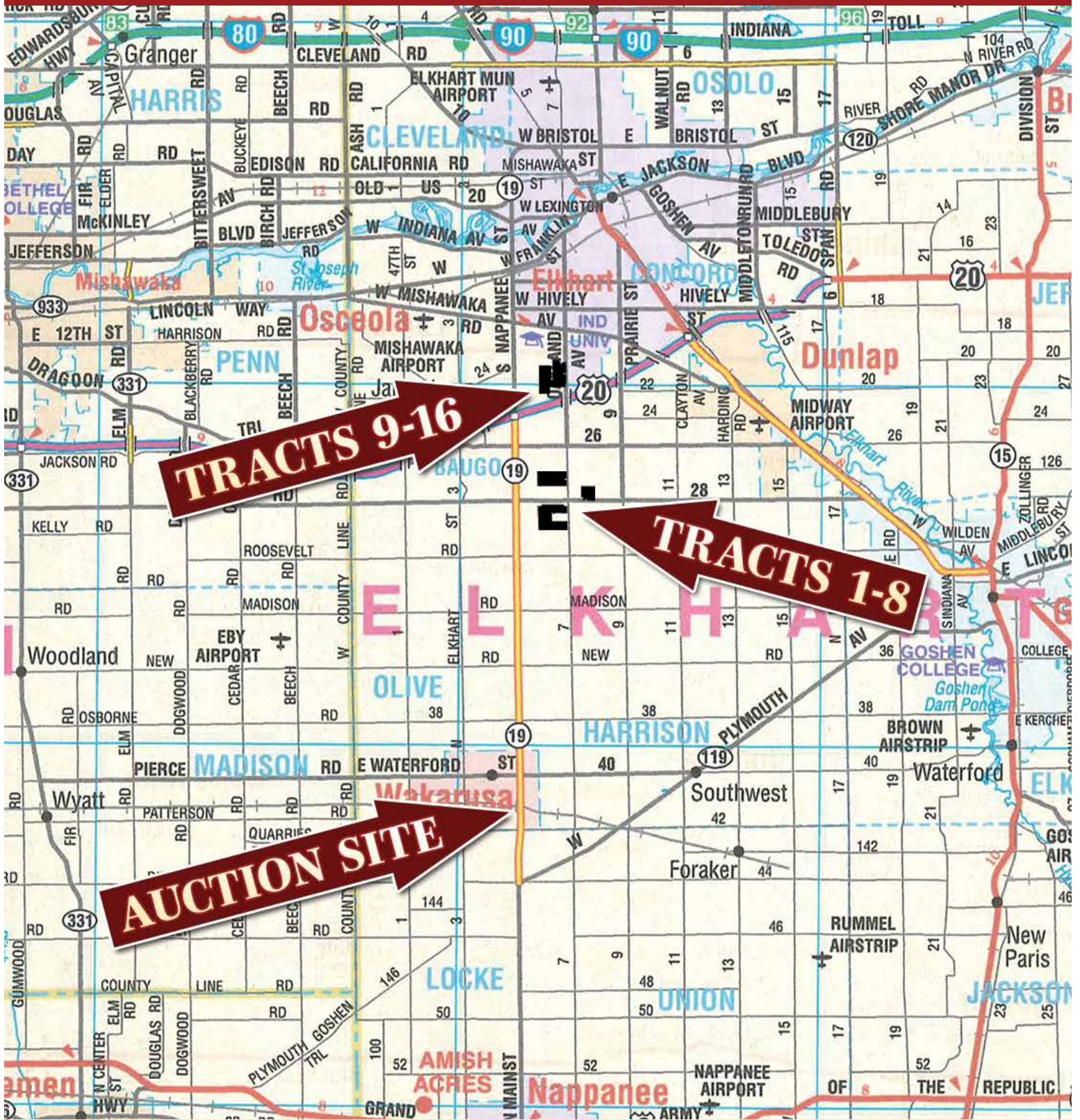
**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

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 SITE:** The Blue Teal, 600 Maple Ln, Wakarusa, IN 46573

**DIRECTIONS TO TRACTS 1-8:** From the intersection of CR 26 & SR 19 (1 mile South of US 20), travel East on CR 26 for 1 mile to CR 7. Turn right (South) on CR 7 & Tracts 1 & 2 will begin on the right in .5 miles. **To Tracts 6-8 from Tracts 1 & 2:** Continue South on CR 7 for another .5 miles & Tract 6 will begin on the right. **To Tracts 3-5 from Tracts 1 & 2:** Travel South on CR 7 .3 miles to CR 28, turn left (East) & Tracts 3-5 will begin on the left in .3 miles.

**DIRECTIONS TO TRACTS 9-16:** From the intersection of CR 26 & SR 19 (1 mile South of US 20), travel East on CR 26 for 1 mile to CR 7. Turn left (North) on CR 7, travel North on CR 7 for 1.5 miles & the property will begin on the left (East side of the road).

# TRACT MAP

① 42± acres

② 37.5± acres

7

⑤  
14±  
ac

④  
14±  
ac

③  
10±  
ac

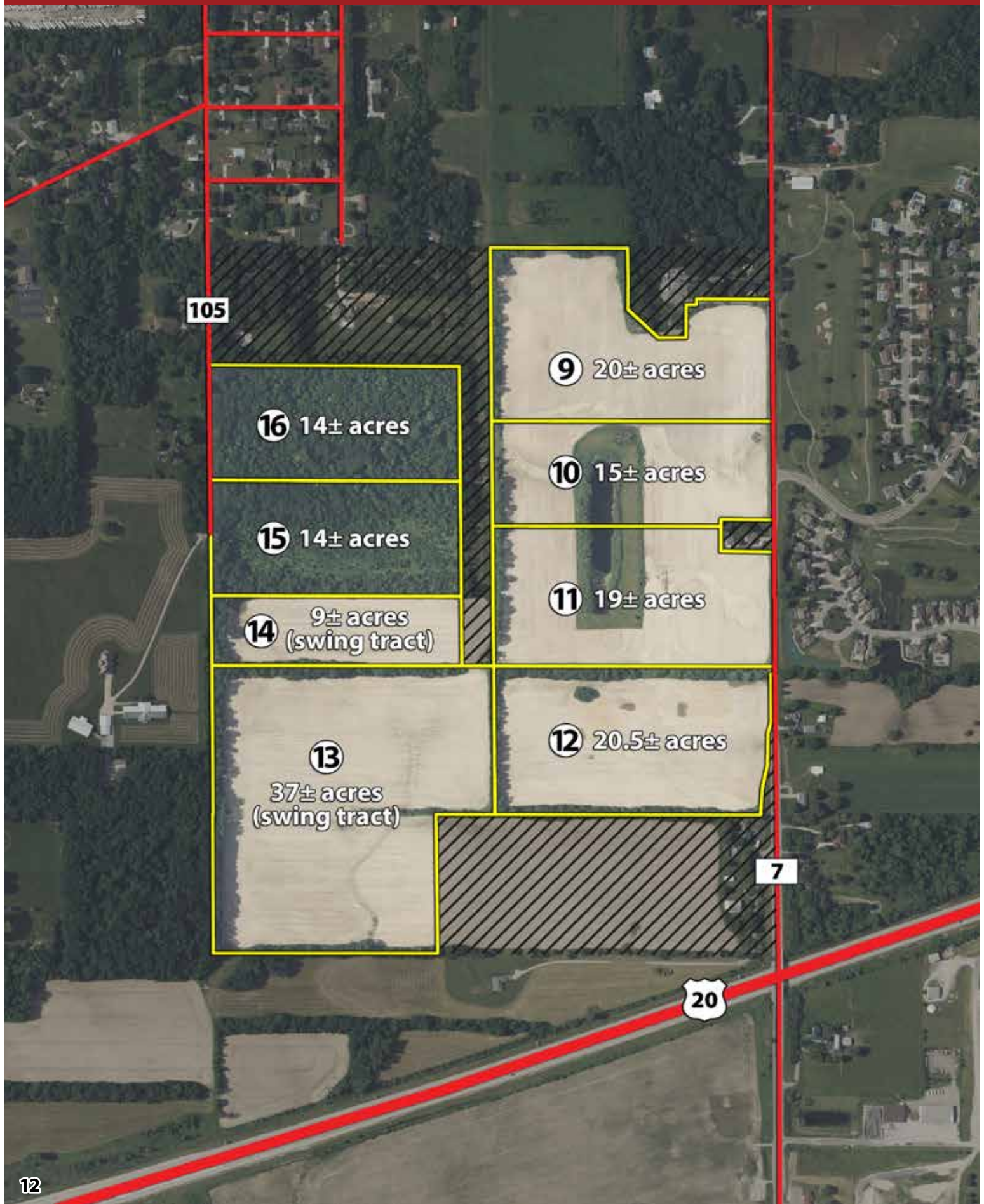
28

⑥ 45± acres

⑦  
21± acres  
(swing tract)

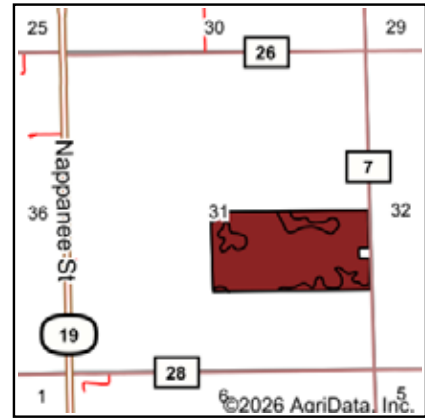
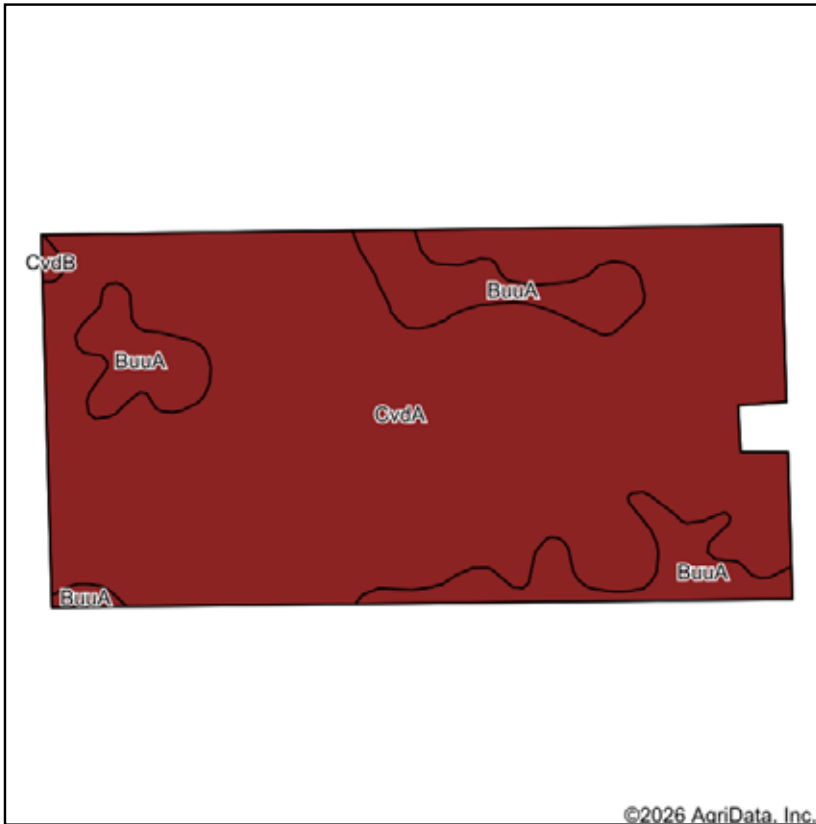
⑧ 48± acres

# TRACT MAP



# SOIL MAPS

# SOIL MAP - TRACTS 1 & 2



State: **Indiana**  
 County: **Elkhart**  
 Location: **31-37N-5E**  
 Township: **Concord**  
 Acres: **78.05**  
 Date: **1/5/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IN039, Soil Area Version: 28

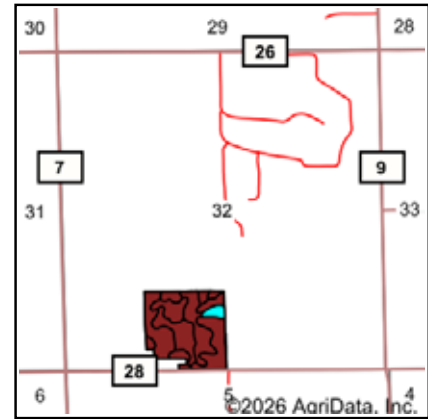
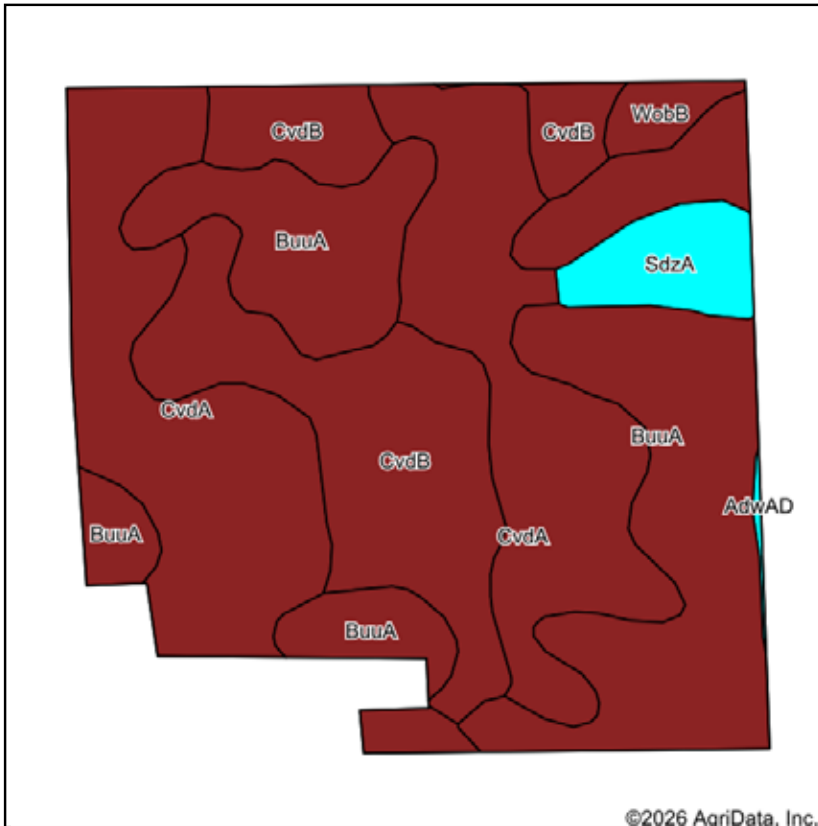
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall
CvdA	Crosier loam, 0 to 1 percent slopes	66.19	84.8%		llw	154	50	69
BuuA	Brookston loam, 0 to 1 percent slopes	11.66	14.9%		llw	172	49	77
CvdB	Crosier loam, 1 to 4 percent slopes	0.20	0.3%		lle	155	50	69
<b>Weighted Average</b>					<b>2.00</b>	<b>156.7</b>	<b>49.9</b>	<b>*n 70.2</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOIL MAP - TRACTS 3-5



State: **Indiana**  
 County: **Elkhart**  
 Location: **32-37N-5E**  
 Township: **Concord**  
 Acres: **36.14**  
 Date: **1/5/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IN039, Soil Area Version: 28

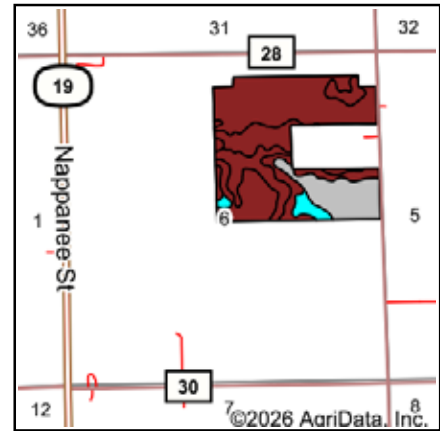
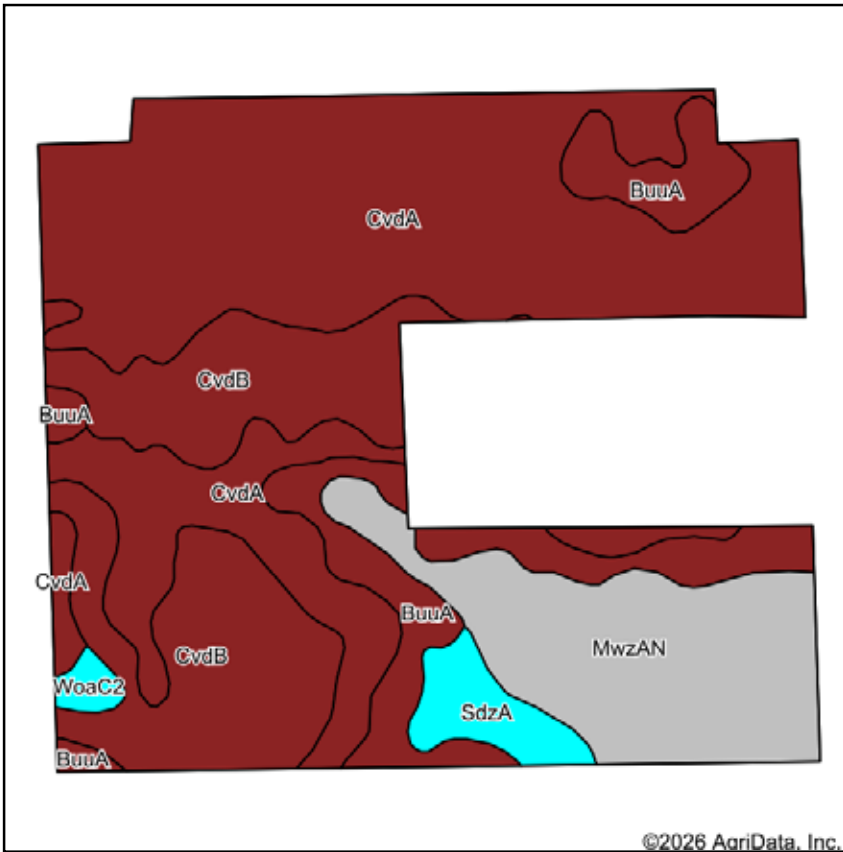
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall
CvdA	Crosier loam, 0 to 1 percent slopes	13.58	37.6%		IIw	154	50	69
BuuA	Brookston loam, 0 to 1 percent slopes	12.62	34.9%		IIw	172	49	77
CvdB	Crosier loam, 1 to 4 percent slopes	7.82	21.6%		Ile	155	50	69
SdzA	Selfridge-Crosier complex, 0 to 1 percent slopes	1.47	4.1%		IIIw	139	43	63
WobB	Williamstown-Crosier complex, 1 to 5 percent slopes	0.57	1.6%		Ile	147	50	68
AdwAD	Adrian muck, drained, disintegration moraine, 0 to 1 percent slopes	0.08	0.2%		IIw	144	40	87
<b>Weighted Average</b>					<b>2.04</b>	<b>159.8</b>	<b>49.3</b>	<b>*n 71.6</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOIL MAP - TRACTS 6-8



State: **Indiana**  
 County: **Elkhart**  
 Location: **6-36N-5E**  
 Township: **Harrison**  
 Acres: **114.2**  
 Date: **1/5/2026**



Soils data provided by USDA and NRCS.

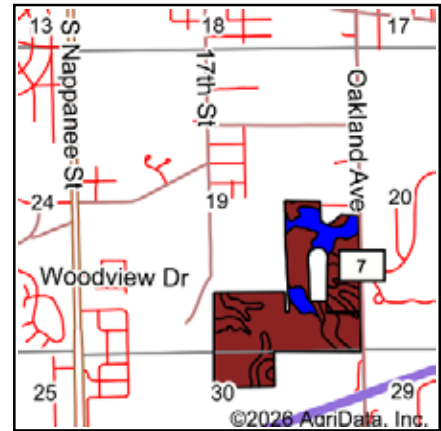
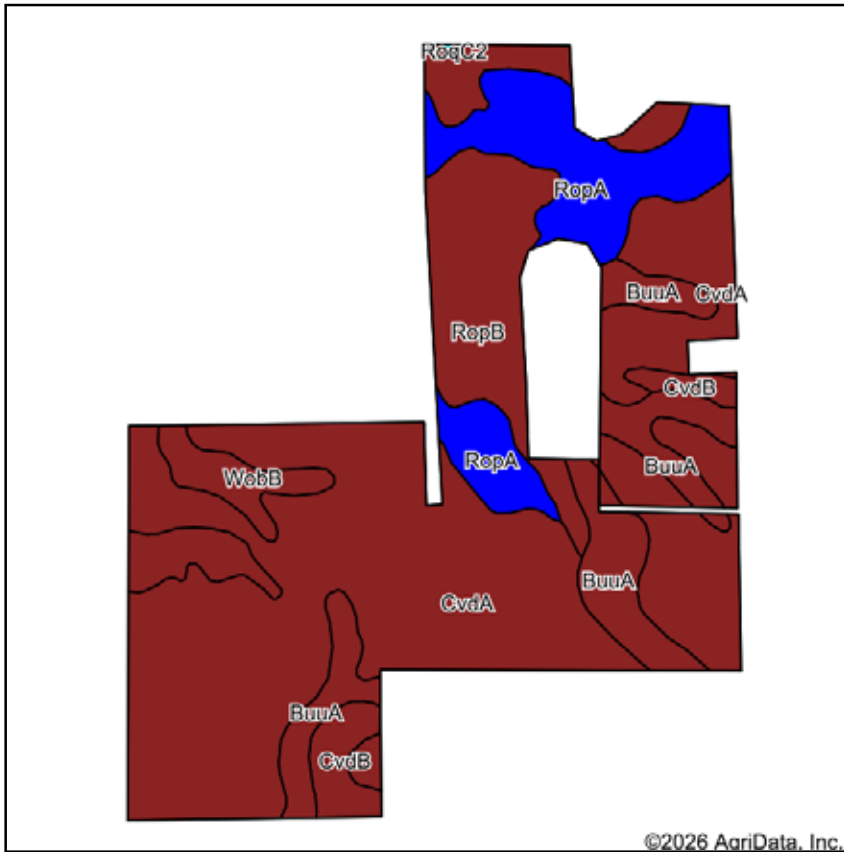
Area Symbol: IN039, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall
CvdA	Crosier loam, 0 to 1 percent slopes	54.08	47.4%		IIw	154	50	69
CvdB	Crosier loam, 1 to 4 percent slopes	24.25	21.2%		Ile	155	50	69
MwzAN	Muskego muck, drained, 0 to 1 percent slopes	17.83	15.6%		IVw	138	36	90
BuuA	Brookston loam, 0 to 1 percent slopes	13.88	12.2%		IIw	172	49	77
SdzA	Selfridge-Crosier complex, 0 to 1 percent slopes	3.33	2.9%		IIIw	139	43	63
WoaC2	Williamstown loam, 5 to 10 percent slopes, eroded	0.83	0.7%		IIIe	133	47	64
<b>Weighted Average</b>					<b>2.35</b>	<b>153.3</b>	<b>47.5</b>	<b>*n 73</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# SOIL MAP - TRACTS 9-14



State: **Indiana**  
 County: **Elkhart**  
 Location: **19-37N-5E**  
 Township: **Concord**  
 Acres: **110.88**  
 Date: **1/5/2026**



Soils data provided by USDA and NRCS.

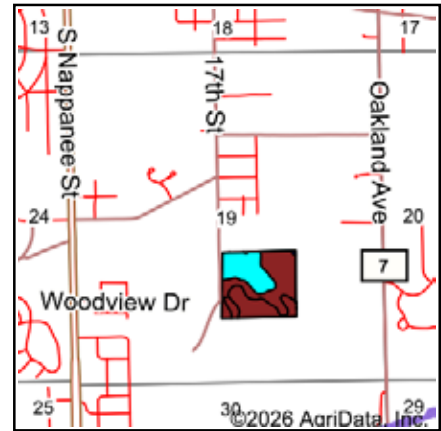
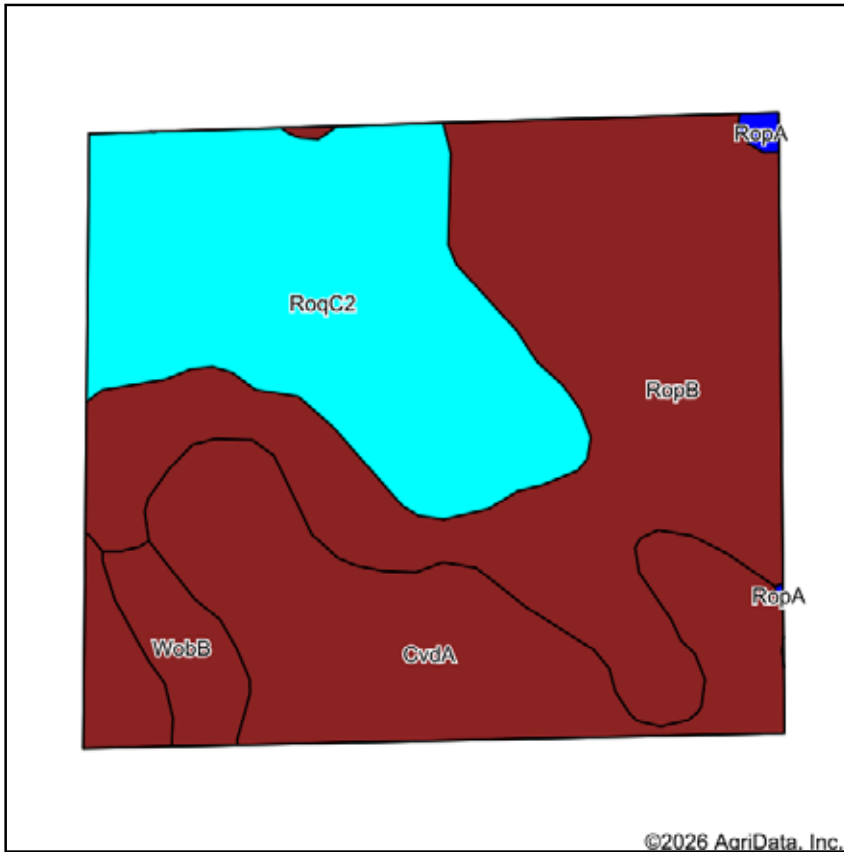
Area Symbol: IN039, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall
CvdA	Crosier loam, 0 to 1 percent slopes	61.13	55.0%		llw	154	50	69
RopB	Riddles-Oshtemo fine sandy loams, 1 to 5 percent slopes	17.69	16.0%		lle	125	44	73
RopA	Riddles-Oshtemo fine sandy loams, 0 to 1 percent slopes	13.64	12.3%		ls	125	44	73
BuuA	Brookston loam, 0 to 1 percent slopes	12.08	10.9%		llw	172	49	77
CvdB	Crosier loam, 1 to 4 percent slopes	3.42	3.1%		lle	155	50	69
WobB	Williamstown-Crosier complex, 1 to 5 percent slopes	2.86	2.6%		lle	147	50	68
RoqC2	Riddles-Metea complex, 5 to 10 percent slopes, eroded	0.06	0.1%		llle	114	40	63
<b>Weighted Average</b>					<b>1.88</b>	<b>147.6</b>	<b>48.2</b>	<b>*n 71</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# SOIL MAP - TRACTS 15 & 16



State: **Indiana**  
 County: **Elkhart**  
 Location: **19-37N-5E**  
 Township: **Concord**  
 Acres: **29**  
 Date: **1/5/2026**



Soils data provided by USDA and NRCS.

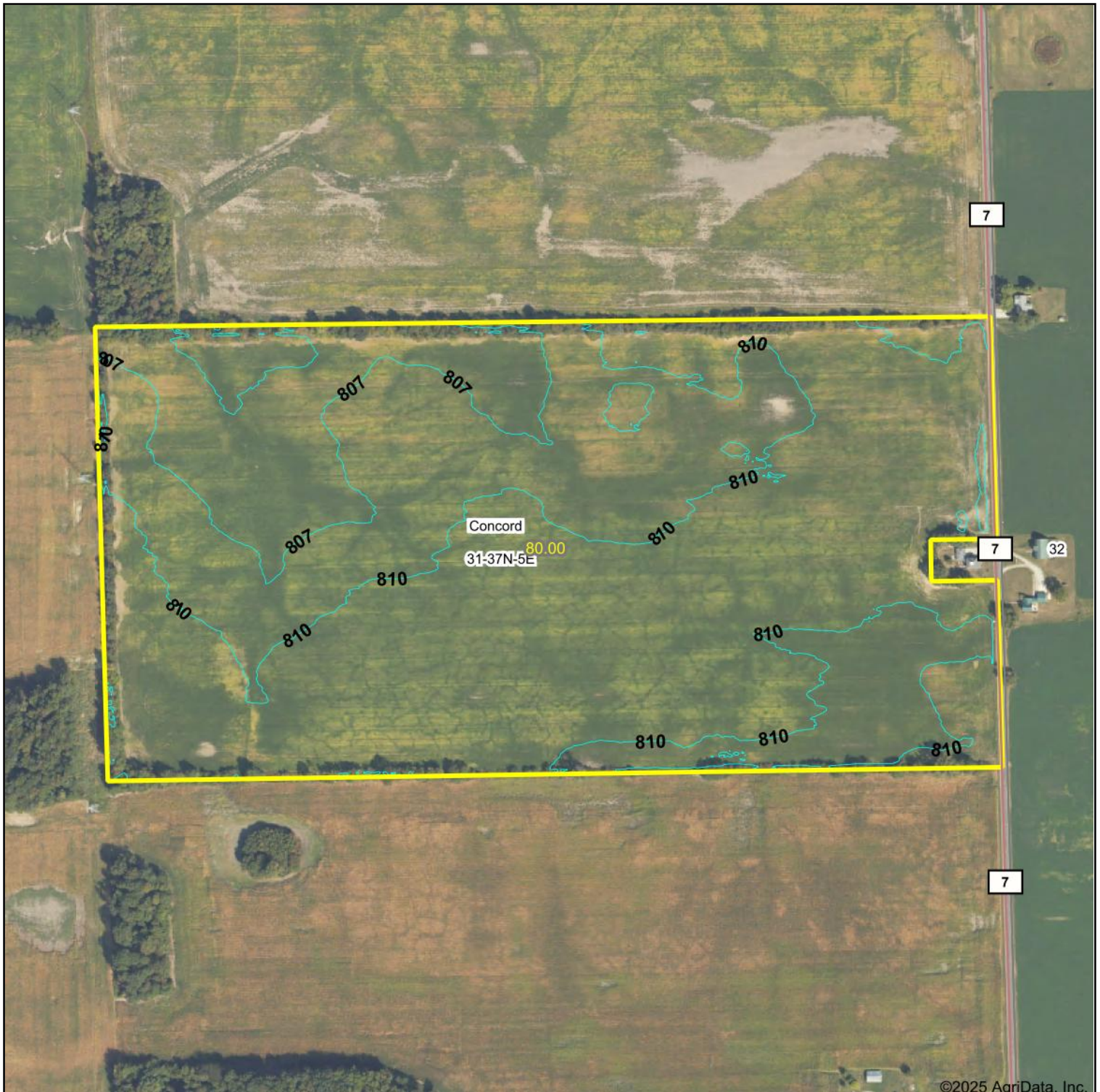
Area Symbol: IN039, Soil Area Version: 28									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	
RopB	Riddles-Oshtemo fine sandy loams, 1 to 5 percent slopes	11.89	41.0%		Ile	125	44	73	
RoqC2	Riddles-Metea complex, 5 to 10 percent slopes, eroded	8.52	29.4%		Ille	114	40	63	
CvdA	Crosier loam, 0 to 1 percent slopes	7.43	25.6%		Ilw	154	50	69	
WobB	Williamstown-Crosier complex, 1 to 5 percent slopes	1.06	3.7%		Ile	147	50	68	
RopA	Riddles-Oshtemo fine sandy loams, 0 to 1 percent slopes	0.10	0.3%		Is	125	44	73	
<b>Weighted Average</b>						<b>2.29</b>	<b>130</b>	<b>44.6</b>	<b>*n 68.9</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# TOPOGRAPHY MAPS

# TOPO CONTOURS MAP - TRACTS 1 & 2



Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 802.7

Max: 814.9

Range: 12.2

Average: 809.7

Standard Deviation: 2.1 ft



12/10/2025

**31-37N-5E**  
**Elkhart County**  
**Indiana**

Boundary Center: 41° 36' 51.52, -85° 59' 20.06

Maps Provided By



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# TOPO CONTOURS MAP - TRACTS 3-5



©2025 AgriData, Inc.



Source: USGS 1 meter dem

Interval(ft): 2.0

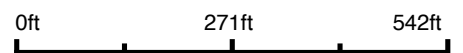
Min: 789.0

Max: 812.8

Range: 23.8

Average: 801.5

Standard Deviation: 6.3 ft



12/10/2025

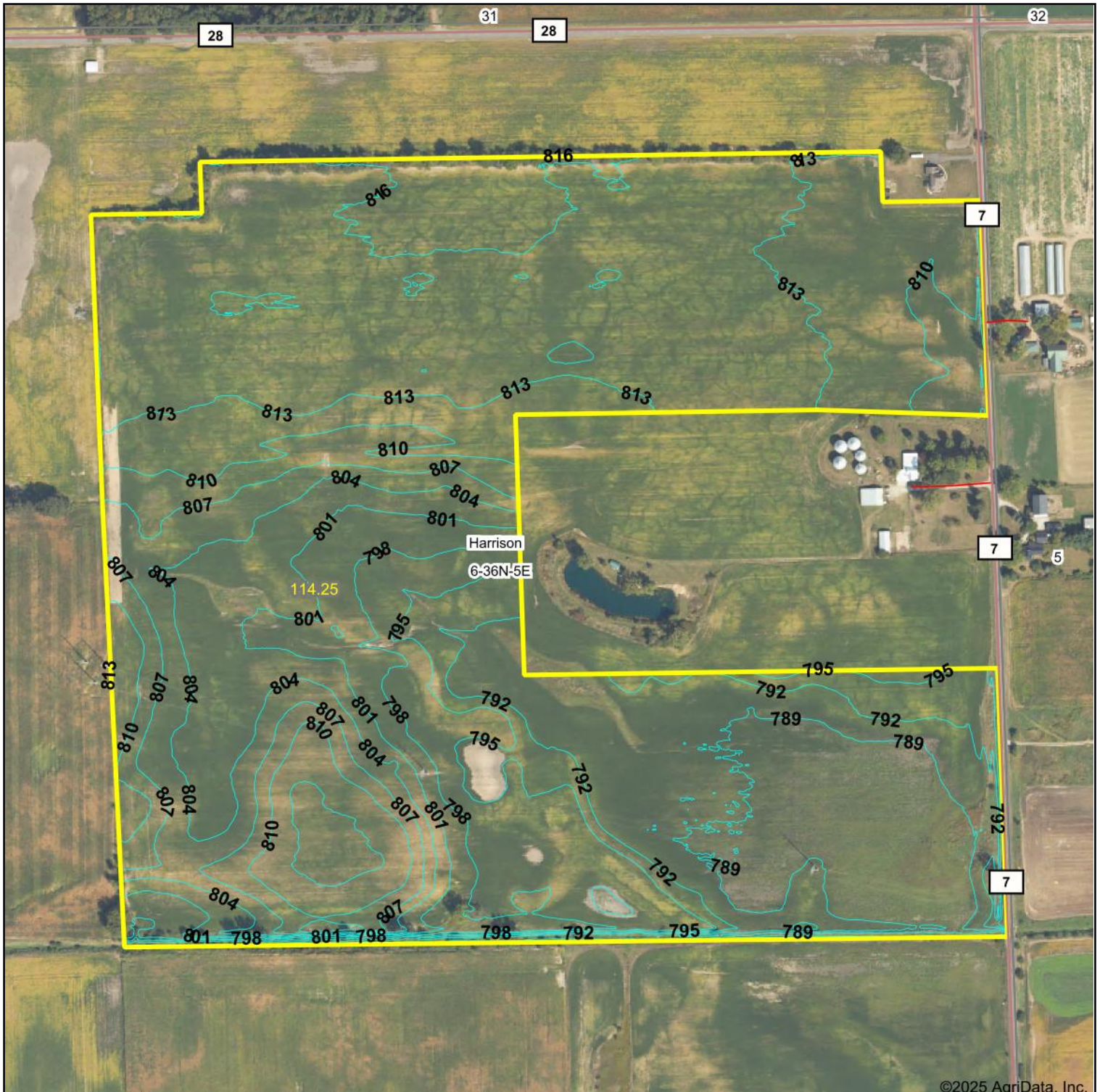
**32-37N-5E**  
**Elkhart County**  
**Indiana**

Boundary Center: 41° 36' 38.35, -85° 58' 36.42



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# TOPO CONTOURS MAP - TRACTS 6-8



Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 784.2

Max: 817.8

Range: 33.6

Average: 804.8

Standard Deviation: 9.84 ft



12/10/2025

**6-36N-5E**  
**Elkhart County**  
**Indiana**

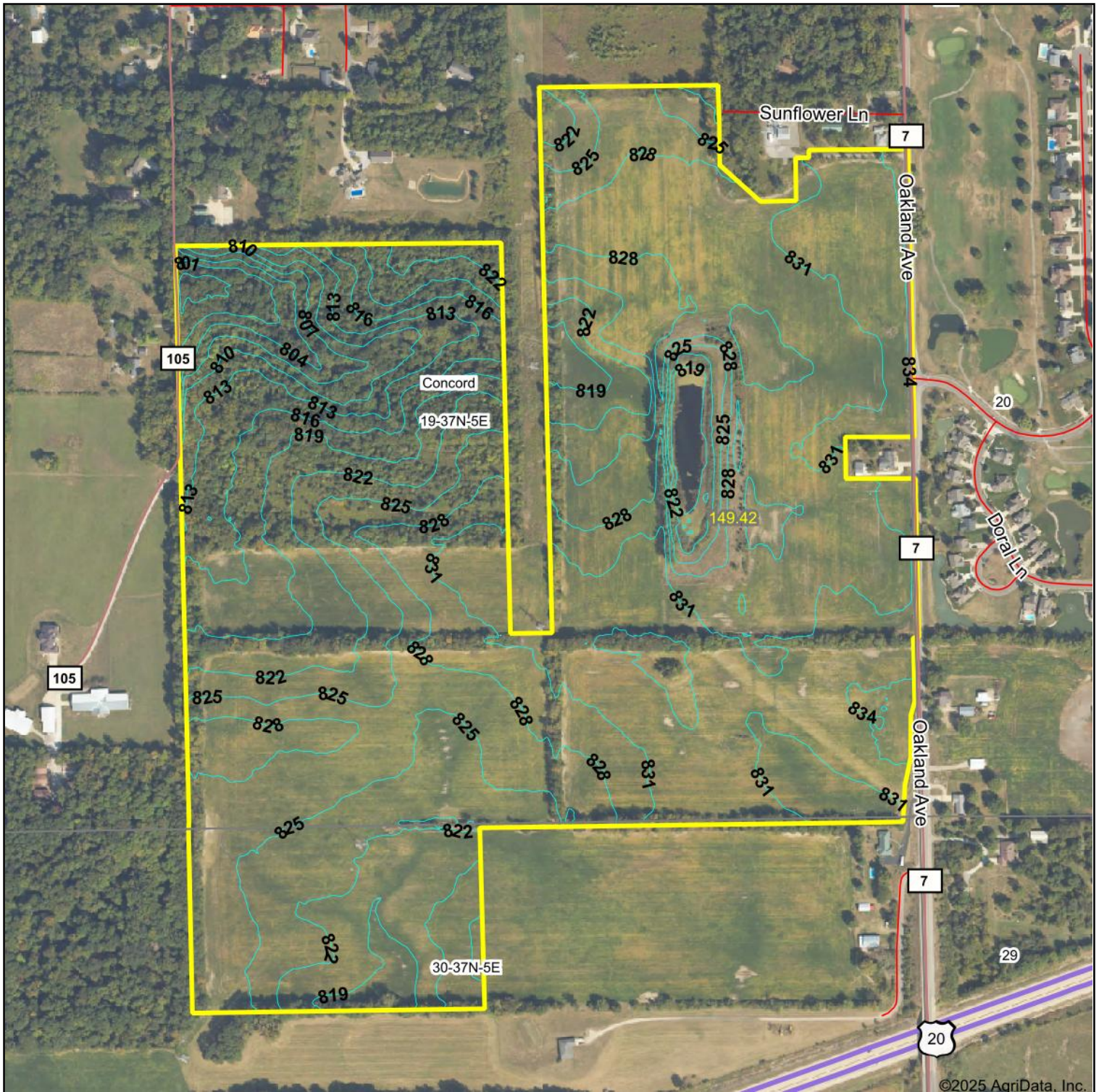
Boundary Center: 41° 36' 16.69, -85° 59' 19.18

Maps Provided By



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# TOPO CONTOURS MAP-TRACTS 9-16



©2025 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 795.6

Max: 836.9

Range: 41.3

Average: 825.6

Standard Deviation: 7.02 ft



12/10/2025

**19-37N-5E**  
Elkhart County  
Indiana

Boundary Center: 41° 38' 26.14, -85° 59' 21.74



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# **FSA INFORMATION**

# FSA INFORMATION

INDIANA  
ELKHART  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 5424  
Prepared : 12/31/25 7:43 AM CST  
Crop Year : 2026

See Page 7 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 18-039-2014-13  
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
413.47	379.85	379.85	0.00	0.00	0.00	0.00	0.0	Active	8
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	379.85	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	335.20	0.00	145	0
Soybeans	43.30	0.00	38	0
<b>TOTAL</b>	<b>378.50</b>	<b>0.00</b>		

### NOTES

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### Tract Number : 419 **Tract 12**

Description : C4/1B S19 CONCORD NEW C6/1B  
FSA Physical Location : INDIANA/ELKHART  
ANSI Physical Location : INDIANA/ELKHART  
BIA Unit Range Number :  
CRP Contract Number(s) : None  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : BEMILLER FARMS LLC  
Other Producers :  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
19.98	19.98	19.98	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

INDIANA  
ELKHART  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 5424**  
Prepared : 12/31/25 7:43 AM CST  
Crop Year : 2026

**Tract 419 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	19.98	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	19.08	0.00	145
Soybeans	0.90	0.00	38
<b>TOTAL</b>	<b>19.98</b>	<b>0.00</b>	

**NOTES**

**Tract Number : 453 Tracts 6-8**

**Description** : B6/2A S6 HARRISON NEW C8/1A  
**FSA Physical Location** : INDIANA/ELKHART  
**ANSI Physical Location** : INDIANA/ELKHART  
**BIA Unit Range Number** :  
**CRP Contract Number(s)** : None  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : BEMILLER FARMS LLC  
**Other Producers** :  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
138.84	132.17	132.17	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	132.17	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	129.97	0.00	145
Soybeans	2.20	0.00	38
<b>TOTAL</b>	<b>132.17</b>	<b>0.00</b>	

**NOTES**

# FSA INFORMATION

INDIANA  
ELKHART  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 5424**  
Prepared : 12/31/25 7:43 AM CST  
Crop Year : 2026

### Tract Number : 1591 **Tracts 9-11**

Description : C4/1B S19 CONCORD NEW C6/1B  
FSA Physical Location : INDIANA/ELKHART  
ANSI Physical Location : INDIANA/ELKHART  
BIA Unit Range Number :  
CRP Contract Number(s) : None  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : BEMILLER FARMS LLC  
Other Producers :  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
57.38	44.30	44.30	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	44.30	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	44.30	0.00	145

**TOTAL** **44.30** **0.00**

#### NOTES

### Tract Number : 1592 **Tracts 3-5**

Description : C5/2B S32 CONCORD NEW C7/2B  
FSA Physical Location : INDIANA/ELKHART  
ANSI Physical Location : INDIANA/ELKHART  
BIA Unit Range Number :  
CRP Contract Number(s) : None  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : BEMILLER FARMS LLC  
Other Producers :  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
48.04	36.14	36.14	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

INDIANA  
ELKHART  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 5424**  
Prepared : 12/31/25 7:43 AM CST  
Crop Year : 2026

**Tract 1592 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	36.14	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	24.21	0.00	145
Soybeans	11.90	0.00	38

**TOTAL** **36.11** **0.00**

**NOTES**

**Tract Number : 3430      **Tract 14 & Pt. of Tract 13****

**Description** : C4/1B S30 S30 CONCORD NEW C6/1B  
**FSA Physical Location** : INDIANA/ELKHART  
**ANSI Physical Location** : INDIANA/ELKHART  
**BIA Unit Range Number** :  
**CRP Contract Number(s)** : None  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : BEMILLER FARMS LLC  
**Other Producers** :  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.76	39.44	39.44	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	39.44	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	17.60	0.00	145
Soybeans	21.80	0.00	38

**TOTAL** **39.40** **0.00**

**NOTES**

# FSA INFORMATION

INDIANA  
ELKHART  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 5424**  
Prepared : 12/31/25 7:43 AM CST  
Crop Year : 2026

**Tract Number : 3431 Pt. of Tract 13**

**Description** : B5/2A S30 CONCORD NEW C7/1A  
**FSA Physical Location** : INDIANA/ELKHART  
**ANSI Physical Location** : INDIANA/ELKHART  
**BIA Unit Range Number** :  
**CRP Contract Number(s)** : None  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : BEMILLER FARMS LLC  
**Other Producers** :  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
24.72	24.72	24.72	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	24.72	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	17.75	0.00	145
Soybeans	6.50	0.00	38
<b>TOTAL</b>	<b>24.25</b>	<b>0.00</b>	

**NOTES**

# FSA INFORMATION

INDIANA  
ELKHART  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 5424**  
Prepared : 12/31/25 7:43 AM CST  
Crop Year : 2026

**Tract Number : 5556 Tracts 1 & 2**

**Description :**  
**FSA Physical Location :** INDIANA/ELKHART  
**ANSI Physical Location :** INDIANA/ELKHART  
**BIA Unit Range Number :**  
**CRP Contract Number(s) :** None  
**HEL Status :** NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status :** Wetland determinations not complete  
**WL Violations :** None  
**Owners :** BEMILLER FARMS LLC  
**Other Producers :**  
**Recon ID :** None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.70	78.05	78.05	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	78.05	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	77.29	0.00	145
<b>TOTAL</b>	<b>77.29</b>	<b>0.00</b>	

# FSA INFORMATION

INDIANA  
ELKHART  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5424  
Prepared : 12/31/25 7:43 AM CST  
Crop Year : 2026

Tract 5556 Continued ...

### NOTES

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# FSA INFORMATION

**USDA Farm 5424 Tract 5556**  
Administered by: Elkhart County, Indiana

**Tracts 1 & 2**

Map prepared on: 10/31/2024  
78.7 Tract acres  
78.05 Cropland acres  
0 CRP acres

Source: Primarily USDA NAIP 2024 Imagery; IDHS or Dynamap roads; FSA data to 2024-10-31 09:34:59

CRP  
 CLU

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



CLU	Acre	HEL	LC	Contract	Prac	Yr	CI
1	78.05	N	2				Y

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# FSA INFORMATION

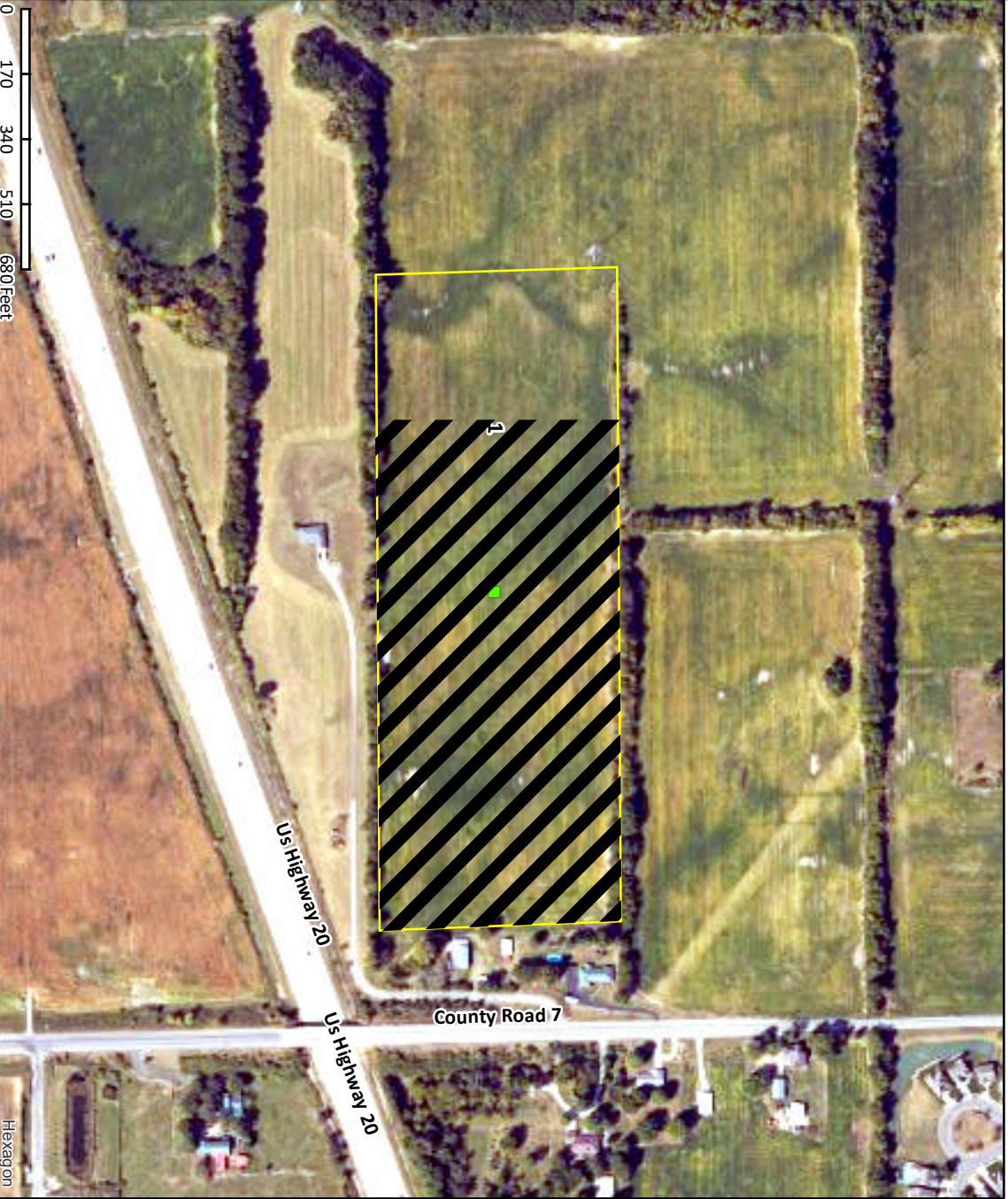
**USDA Farm 5424 Tract 3431**  
 Administered by: Elkhart County, Indiana

## Pt. of Tract 13

Map prepared on: 10/31/2024  
 24.72 Tract acres  
 24.72 Cropland acres  
 0 CRP acres

Source: Primarily USDA NAIP 2024 Imagery; IDHS or Dynamap roads; FSA data to 2024-10-31 09:34:59

CRP  
 CLU  
**Wetland Determination Identifiers:**  
 Restricted Use  
 Limited Restrictions *Elkhart*  
 Exempt from Conservation Compliance Provisions



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	24.72	N	2				Y

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# FSA INFORMATION

**USDA Farm 5424 Tract 1591**

Map prepared on: 10/31/2024

Administered by: Elkhart County, Indiana

CRP

CLU **Elkhart**



## Tracts 9-11

57.38 Tract acres

44.3 Cropland acres

0 CRP acres

**Wetland Determination Identifiers:**

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2024-10-31 09:34:59

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	44.3	H	2					Y



Farm 5424 Tract 1591

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 5424 Tract 3430**

Map prepared on: 10/31/2024

Administered by: Elkhart County, Indiana

CRP

CLU **Elkhart**



## Tract 14 & Pt. of 13

40.76 Tract acres

39.44 Cropland acres

0 CRP acres

**Wetland Determination Identifiers:**

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2024-10-31 09:34:59



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	10.0	N	2					Y
2	29.44	N	2					Y

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# FSA INFORMATION

**USDA Farm 5424 Tract 1592**  
Administered by: Elkhart County, Indiana

## Tract 3-5

Map prepared on: 10/31/2024  
48.04 Tract acres  
36.14 Cropland acres  
0 CRP acres

Source: Primarily USDA NAIP 2024 Imagery; IDHS or Dynamap roads; FSA data to 2024-10-31 09:34:59

- CRP
- CLU
- Wetland Determination Identifiers: Restricted Use
- ▼ Limited Restrictions Elkhart
- Exempt from Conservation Compliance Provisions



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	36.14	N	2				Y



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# FSA INFORMATION

**USDA Farm 5424 Tract 453**  
Administered by: Elkhart County, Indiana

**Tracts 6-8**

Map prepared on: 10/31/2024  
138.84 Tract acres  
132.17 Cropland acres  
0 CRP acres

Source: Primarily USDA NAIP 2024 Imagery; IDHS or Dynamap roads; FSA data to 2024-10-31 09:34:59

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



CLU	Acre	HEL	LC	Contract	Prac	Yr	CI
1	132.17	N	2				Y

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# FSA INFORMATION

**USDA Farm 5424 Tract 419**  
Administered by: Elkhart County, Indiana

## Tract 12

Map prepared on: 10/31/2024  
19.98 Tract acres  
19.98 Cropland acres  
0 CRP acres

Source: Primarily USDA NAIP 2024 Imagery; IDHS or Dynamap roads; FSA data to 2024-10-31 09:34:59

Map prepared on: 10/31/2024  
19.98 Tract acres  
19.98 Cropland acres  
0 CRP acres

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



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	19.98	N	2				Y

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



# PROPERTY TAX SHEET

# PROPERTY TAX SHEET

TRACTS	PACREL #	2024 DUE 2025	PER ACRE
1 & 2	20-06-31-400-009.000-009	\$3,631.14	\$45.69
3-5	20-06-32-300-003.000-009 & 20-06-32-300-007.000-009	\$1,893.28	\$49.64
6-8	PT of 20-10-06-200-005.000-016 & 20-10-06-200-003.000-016	\$4,565.70	\$34.07
9-16	20-06-19-451-001.000-009 & PT of 20-06-30-226-003.000-009	\$4,979.74	\$34.83

# PROPERTY RECORD CARDS

# RECORD CARDS - TRACTS 1 & 2

20-06-31-400-009,000-009

General Information

**Parcel Number**  
20-06-31-400-009,000-009  
**Local Parcel Number**  
06-31-400-009-009  
**Tax ID:**  
0600N  
**Routing Number**

**Property Class 100**  
Vacant Land  
**Year: 2025**

**Location Information**

**County**  
Elkhart  
**Township**  
CONCORD TOWNSHIP  
**District 009 (Local 009)**  
CONCORD TOWNSHIP  
**School Corp 2270**  
CONCORD COMMUNITY  
**Neighborhood 959999-009**  
0959999-AG parcels entire TD (009)  
**Section/Plat**

**Location Address (1)**  
COUNTY RD 7  
ELKHART, IN 46517

**Zoning**  
ZO01 Residential  
**Subdivision**

**Lot**  
82  
**Market Model**  
N/A

**Characteristics**  
**Topography** Flood Hazard   
**Public Utilities** ERA   
All   
**Streets or Roads** TIF   
Paved   
**Neighborhood Life Cycle Stage**  
Static  
Tuesday, April 1, 2025  
**Review Group** 2024

BEMILLER FARMS LLC

Ownership

**BEMILLER FARMS LLC**  
MRS. KENNETH (RUTH) BEMILLER  
61245 county road 7  
ELKHART, IN 46517-8945  
**Legal**  
N1/2 SE EX .518A SEC 31  
79.482A

COUNTY RD 7

Transfer of Ownership

**Date** **Owner** **Doc ID Code** **Book/Page** **Adj Sale Price** **VI**  
01/17/2013 BEMILLER FARMS LL 06298 TD / /  
01/17/2013 BEMILLER KENETH P 06297 WD / /  
12/27/2012 BEMILLER KENNETH 05883 W/D / /  
02/23/2010 BEMILLER KENNETH 6920 OR / /  
01/01/1900 BEMILLER KENNETH 6920 OR / /



Valuation Records

Agricultural

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2025	2024	2023	2022	2021
AA	AA	01/01/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$196,600	\$187,600	\$156,300	\$123,400	\$106,100
Land Res (1)						\$0	\$0	\$0	\$0	\$0
Land Non Res (2)						\$196,600	\$187,600	\$156,300	\$123,400	\$106,100
Land Non Res (3)						\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>						\$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
<b>Total</b>						\$196,600	\$187,600	\$156,300	\$123,400	\$106,100
Total Res (1)						\$0	\$0	\$0	\$0	\$0
Total Non Res (2)						\$196,600	\$187,600	\$156,300	\$123,400	\$106,100
Total Non Res (3)						\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Land Type	Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Int'l. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	BUU	0	11.024000	\$2,390	\$2,940	\$32,411	0%	1.0000	0.00	100.00	0.00	\$32,410
4	A	CVD	0	66.955000	\$2,390	\$2,438	\$163,236	0%	1.0000	0.00	100.00	0.00	\$163,240
4	A	CVD	0	0.215000	\$2,390	\$2,438	\$524	0%	1.0000	0.00	100.00	0.00	\$520
6	A	A	0	0.882000	\$2,390	\$2,390	\$2,108	-80%	1.0000	0.00	100.00	0.00	\$420
82	A	A	0	0.406000	\$2,390	\$2,390	\$970	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	79.48
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	79.48
81 Legal Drain NV	0.00
82 Public Roads NV	0.41
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	79.08
Farmland Value	\$196,590
Measured Acreage	79.08
Avg Farmland Value/Acre	2486
Value of Farmland	\$196,580
Classified Total	\$0
Farm / Classified Value	\$196,600
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$196,600
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$196,600</b>

Data Source Aerial

Collector 06/26/2024

Jerry

Appraiser

# RECORD CARDS - TRACTS 3-5

20-06-32-300-003.000-009

General Information

**Parcel Number**  
20-06-32-300-003.000-009  
**Local Parcel Number**  
06-32-300-003-009  
**Tax ID:**  
06000  
**Routing Number**

**Property Class 100**  
Vacant Land  
**Year: 2025**

**Location Information**

**County**  
Elkhart  
**Township**  
CONCORD TOWNSHIP  
**District 009 (Local 009)**  
CONCORD TOWNSHIP  
**School Corp 2270**  
CONCORD COMMUNITY  
**Neighborhood 959999-009**  
0959999-AG parcels entire TD (009)  
**Section/Plat**

**Location Address (1)**  
COUNTY RD 28  
ELKHART, IN 46517

**Zoning**  
ZO01 Residential  
**Subdivision**  
**Lot**  
**Market Model**  
N/A  
**Characteristics**  
**Topography**  
**Flood Hazard**  
**Public Utilities**  
All  ERA   
**Streets or Roads**  
Paved  TIF   
**Neighborhood Life Cycle Stage**  
Static  
**Review Group** 2024

BEMILLER FARMS LLC

Ownership

**BEMILLER FARMS LLC**  
MRS. KENNETH (RUTH) BEMILLER  
61245 county road 7  
ELKHART, IN 46517-8945  
**Legal**  
SE SW EX 5A SW COR SEC 32 35A

COUNTY RD 28

Transfer of Ownership

**Date**  
01/17/2013  
01/17/2013  
12/27/2012  
02/23/2010  
01/01/1900  
**Owner**  
BEMILLER FARMS LLC  
BEMILLER KENETH P  
BEMILLER KENNETH  
BEMILLER KENNETH  
BEMILLER KENNETH  
**Doc ID Code Book/Page Adj Sale Price VI**  
06296 TD / / / /  
06295 WD / / / /  
05884 WD / / / /  
6919 OR / / / /  
6919 OR / / / /



Valuation Records

Agricultural

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2025	2024	2023	2022	2021
AA	AA	01/01/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$90,200	\$86,000	\$71,700	\$56,600	\$48,700
Land Res (1)						\$0	\$0	\$0	\$0	\$0
Land Non Res (2)						\$90,200	\$86,000	\$71,700	\$56,600	\$48,700
Land Non Res (3)						\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>						\$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
<b>Total</b>						\$90,200	\$86,000	\$71,700	\$56,600	\$48,700
Total Res (1)						\$0	\$0	\$0	\$0	\$0
Total Non Res (2)						\$90,200	\$86,000	\$71,700	\$56,600	\$48,700
Total Non Res (3)						\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' 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	CVD	0	13.145000	\$2,390	\$2,438	\$32,048	0%	1.0000	0.00	100.00	0.00	\$32,050
4	A	CVD	0	7.840000	\$2,390	\$2,438	\$19,114	0%	1.0000	0.00	100.00	0.00	\$19,110
4	A	SDZA	0	1.411000	\$2,390	\$2,079	\$2,933	0%	1.0000	0.00	100.00	0.00	\$2,930
4	A	WOB	0	0.508000	\$2,390	\$2,342	\$1,190	0%	1.0000	0.00	100.00	0.00	\$1,190
4	A	BUU	0	11.872000	\$2,390	\$2,940	\$34,904	0%	1.0000	0.00	100.00	0.00	\$34,900
82	A		0	0.224000	\$2,390	\$2,390	\$535	-100%	1.0000	0.00	100.00	0.00	\$0

**Data Source** Aerial  
**Collector** 06/26/2024  
**Appraiser** Jerry

0959999-AG parcels entire

Notes

**Land Computations**  
Calculated Acreage 35.00  
Actual Frontage 0  
Developer Discount   
Parcel Acreage 35.00  
81 Legal Drain NV 0.00  
82 Public Roads NV 0.22  
83 UT Towers NV 0.00  
9 Homestead 0.00  
91/92 Acres 0.00  
Total Acres Farmland 34.78  
Farmland Value \$90,180  
Measured Acreage 34.78  
Avg Farmland Value/Acre 2593  
Value of Farmland \$90,170  
Classified Total \$0  
Farm / Classified Value \$90,200  
Homestead(s) Value \$0  
91/92 Value \$0  
Supp. Page Land Value \$0  
CAP 1 Value \$90,200  
CAP 2 Value \$0  
CAP 3 Value \$0  
Total Value \$90,200

# RECORD CARDS - TRACTS 3-5

20-06-32-300-007-000-009

General Information

**Parcel Number**  
20-06-32-300-007-000-009

**Local Parcel Number**  
06-32-300-007-009

**Tax ID:**  
06000

**Routing Number**

**Property Class 199**  
Other Agricultural Use

**Year: 2025**

Location Information

**County**  
Elkhart

**Township**  
CONCORD TOWNSHIP

**District 009 (Local 009)**  
CONCORD TOWNSHIP

**School Corp 2270**  
CONCORD COMMUNITY

**Neighborhood 959999-009**  
0959999-AG parcels entire TD (009

**Section/Plat**

**Location Address (1)**  
26683 COUNTY RD 28  
ELKHART, IN 46517

BEMILLER FARMS LLC

Ownership

**BEMILLER FARMS LLC**  
MRS. KENNETH (RUTH) BEMILLER  
61245 county road 7  
ELKHART, IN 46517-8945

**Legal**  
322-4X679.9FT SW COR SE SW EX 1.11A  
EX .79A SEC 32 3.14A

26683 COUNTY RD 28

Transfer of Ownership

**Date**  
01/17/2013  
01/17/2013  
12/27/2012

**Owner**  
BEMILLER FARMS LLC  
BEMILLER KENETH P  
BEMILLER KENNETH

**Doc ID Code Book/Page Adj Sale Price VI**  
06296 TD / /  
06295 WD / /  
05884 WD / /

**Date**  
02/23/2010  
01/01/1900

**Owner**  
BEMILLER KENNETH  
BEMILLER KENNETH

**Valuation Records**

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2025	2024	2023	2022	2021
AA		01/01/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$7,900	\$7,500	\$6,300	\$5,000	\$4,300
	Land Res (1)					\$0	\$0	\$0	\$0	\$0
	Land Non Res (2)					\$7,900	\$7,500	\$6,300	\$5,000	\$4,300
	Land Non Res (3)					\$0	\$0	\$0	\$0	\$0
	<b>Improvement</b>					<b>\$1,700</b>	<b>\$2,300</b>	<b>\$2,200</b>	<b>\$2,200</b>	<b>\$2,100</b>
	Imp Res (1)					\$0	\$0	\$0	\$0	\$0
	Imp Non Res (2)					\$1,700	\$0	\$0	\$0	\$0
	Imp Non Res (3)					\$0	\$2,300	\$2,200	\$2,200	\$2,100
	<b>Total</b>					<b>\$9,600</b>	<b>\$9,800</b>	<b>\$8,500</b>	<b>\$7,200</b>	<b>\$6,400</b>
	Total Res (1)					\$0	\$0	\$0	\$0	\$0
	Total Non Res (2)					\$9,600	\$7,500	\$6,300	\$5,000	\$4,300
	Total Non Res (3)					\$0	\$2,300	\$2,200	\$2,200	\$2,100

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Land Type	Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Int'l. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	BUU	0	1.019000	\$2,390	\$2,940	\$2,996	0%	1.0000	0.00	100.00	0.00	\$3,000
4	A	CVD	0	2.011000	\$2,390	\$2,438	\$4,903	0%	1.0000	0.00	100.00	0.00	\$4,900
82	A		0	0.110000	\$2,390	\$2,390	\$263	-100%	1.0000	0.00	100.00	0.00	\$00

0959999-AG parcels entire

Notes

**Land Computations**  
Calculated Acreage 3.14  
Actual Frontage 0  
Developer Discount

**Parcel Acreage**  
81 Legal Drain NV 3.14  
82 Public Roads NV 0.00  
83 UT Towers NV 0.11  
9 Homestead 0.00  
91/92 Acres 0.00

**Total Acres Farmland** 3.03  
**Farmland Value** \$7,900  
**Measured Acreage** 3.03  
**Avg Farmland Value/Acre** 2607  
**Value of Farmland** \$7,900  
**Classified Total** \$0  
**Farm / Classified Value** \$7,900  
**Homestead(s) Value** \$0  
**91/92 Value** \$0  
**Supp. Page Land Value** \$0  
**CAP 1 Value** \$7,900  
**CAP 2 Value** \$7,900  
**CAP 3 Value** \$0  
**Total Value** \$7,900

**Market Model**  
N/A

**Characteristics**  
Flood Hazard

**Public Utilities**  
ERA

**Streets or Roads**  
TIF

**Neighborhood Life Cycle Stage**  
Static

**Review Group** 2024

**Data Source** Aerial

**Collector** 11/09/2024

**Shelly**

**Appraiser**

# RECORD CARDS - TRACTS 3-5

20-06-32-300-007.000-009 **BEMILLER FARMS LLC** 26683 COUNTY RD 28 199, Other Agricultural Use 0959999-AG parcels entire 2/2

**General Information** **Plumbing** **#** **TF**

Occupancy Confinement Facility, Poultry Confinement B Full Bath  
 Description Poultry Confinement B Half Bath  
 Story Height 0  
 Style N/A Kitchen Sinks  
 Finished Area Water Heaters  
 Make Add Fixtures

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

**Accommodations**  
 Bedrooms  
 Living Rooms  
 Dining Rooms  
 Family Rooms  
 Total Rooms

**Wall Finish**  
 Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Heat Type**  
 Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Roofing**  
 Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**  
 Area Value

Description	Count	Value
Specialty Plumbing	2	\$1,330.03

Adjustments	Row Type Adj.
Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	
Sub-Total, One Unit	\$0
Sub-Total, 1 Units	\$0
Exterior Features (+)	\$0
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	\$0
Location Multiplier	0.90
Replacement Cost	\$133,003

### Summary of Improvements

Description	Story Height	Const Type	Grade	Year Built	Eff Year	Eff Co Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkt	Cap 1	Cap 2	Cap 3	Improv Value	
1: Poultry Confinement Build	1	SV	D	1940	1940	85	VP	\$21.43	0.90	\$19.29	40' x 100'	\$2,777	85%	\$560	0%	100%	1,000	1,000	0.00	100.00	0.00	\$1,000
2: Utility Shed	1		C	1990	1990	35	P	\$21.43	0.90	\$19.29	8' x 18'	\$2,777	80%	\$560	0%	100%	1,280	1,000	0.00	100.00	0.00	\$700

Total all pages \$1,700 Total this page \$1,700

# RECORD CARDS - TRACTS 6-8

**20-10-06-200-005-000-016**  
**General Information**

**Parcel Number**  
20-10-06-200-005-000-016  
**Local Parcel Number**  
10-06-200-005-016  
**Tax ID:**  
10-A  
**Routing Number**

**Property Class 199**  
Other Agricultural Use  
**Year: 2025**

**Location Information**

**County**  
Elkhart  
**Township**  
HARRISON TOWNSHIP  
**District 016 (Local 016)**  
HARRISON TOWNSHIP  
**School Corp 2285**  
WA-NEE COMMUNITY  
**Neighborhood 1659999-016**  
1659999-AG parcels entire TD (016)  
**Section/Plat**

**Location Address (1)**  
COUNTY ROAD 7  
ELKHART, IN 46517

**Zoning**  
ZO01 Residential  
**Subdivision**  
**Lot**  
**Market Model**  
N/A  
**Characteristics**  
**Topography** Flood Hazard   
**Public Utilities** ERA   
 All  ERA   
**Streets or Roads** TIF   
 Paved  TIF   
**Neighborhood Life Cycle Stage**  
 Static  
 Tuesday, April 1, 2025  
**Review Group** 2022

**BEMILLER FARMS LLC**  
**Ownership**

BEMILLER FARMS LLC  
 MRS. KENNETH (RUTH) BEMILLER  
 61245 county road 7  
 ELKHART, IN 46517-8945  
**Legal**  
 PT N1/2 NE & N1/2 S1/2 NE EX 1.00A EX 2.69A EX 2.21A SEC 6 94.1A

**COUNTY ROAD 7**

**Date**  
01/17/2013  
01/17/2013  
02/23/2010  
01/01/1900  
**Owner**  
BEMILLER FARMS LLC  
BEMILLER KENETH P  
BEMILLER KENNETH  
BEMILLER KENNETH  
**Doc ID Code Book/Page Adj Sale Price VI**  
06290 TD / / /  
06289 WD / / /  
6921 OR / / /  
6921 OR / / /

**199, Other Agricultural Use**  
**Transfer of Ownership**

**Assessment Year**  
2025  
**Reason For Change**  
AA  
**As Of Date**  
01/01/2025  
**Valuation Method**  
Indiana Cost Mod  
**Equalization Factor**  
1.0000  
**Notice Required**



**Valuation Records**

**Agricultural**

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)	Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')
2025	AA	01/01/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$231,100	\$0	\$231,100	\$0	\$6,700	\$0	\$6,700	\$0	\$237,800	\$0	\$237,800	\$0	Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')
2024	AA	01/01/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$220,600	\$0	\$220,600	\$0	\$7,300	\$0	\$7,300	\$0	\$227,900	\$0	\$227,900	\$0	
2023	AA	01/01/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$188,000	\$0	\$188,000	\$0	\$70,200	\$0	\$70,200	\$0	\$258,200	\$0	\$188,000	\$70,200	
2022	AA	01/01/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$148,500	\$0	\$148,500	\$0	\$63,700	\$0	\$63,700	\$0	\$212,200	\$0	\$148,500	\$63,700	
2021	AA	01/01/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$127,700	\$0	\$127,700	\$0	\$53,400	\$0	\$53,400	\$0	\$181,100	\$0	\$127,700	\$53,400	

**Land Computations**  
 Calculated Acreage 94.10  
 Actual Frontage 0  
 Developer Discount   
 Parcel Acreage 94.10  
 81 Legal Drain NV 0.00  
 82 Public Roads NV 0.52  
 83 UT Towers NV 0.00  
 9 Homesite 0.00  
 91/92 Acres 0.00  
 Total Acres Farmland 93.58  
 Farmland Value \$231,180  
 Measured Acreage 93.58  
 Avg Farmland Value/Acre 2470  
 Value of Farmland \$231,140  
 Classified Total \$0  
 Farm / Classified Value \$231,100  
 Homestead(s) Value \$0  
 91/92 Value \$0  
 Supp. Page Land Value \$0  
 CAP 1 Value \$231,100  
 CAP 2 Value \$0  
 CAP 3 Value \$0  
**Total Value \$231,100**

**Land Pricing**  

Land Type	Metho d	Soil	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Intl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value	
4	A	BUU	0	12.366000	1.23	\$2,390	\$2,940	336.356	0%	1.0000	0.00	100.00	0.00	\$36,360
4	A	CVD	0	51.907	1.02	\$2,390	\$2,438	\$126,549	0%	1.0000	0.00	100.00	0.00	\$126,550
4	A	CVD	0	25.435000	1.02	\$2,390	\$2,438	\$62,011	0%	1.0000	0.00	100.00	0.00	\$62,010
4	A	MWZ	0	1.955000	0.94	\$2,390	\$2,247	\$4,393	0%	1.0000	0.00	100.00	0.00	\$4,390
5	A	CVD	0	1.917000	1.02	\$2,390	\$2,438	\$4,674	-60%	1.0000	0.00	100.00	0.00	\$1,870
82	A		0	0.520000	1.00	\$2,390	\$2,390	\$1,243	-100%	1.0000	0.00	100.00	0.00	\$00

**Data Source** Aerial  
**Collector** 02/07/2022 Kayla  
**Appraiser**

# RECORD CARDS - TRACTS 6-8

20-10-06-200-005,000-016

BEMILLER FARMS LLC

COUNTY ROAD 7

199, Other Agricultural Use

1659999-AG parcels entire

2/2

**General Information**

**Plumbing**

# TF

Occupancy Canopy (free standing) RFX on UTS Full Bath  
 Story Height 0 Half Bath  
 Style N/A Kitchen Sinks  
 Finished Area Water Heaters  
 Make Add Fixtures

**Floor Finish**

**Total**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Accommodations**

**Bedrooms**  
**Living Rooms**  
**Dining Rooms**  
**Family Rooms**  
**Total Rooms**

**Wall Finish**

**Heat Type**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description Area Value  
 Canopy, Roof Extension 96 \$1,600

**Description**

**Specialty Plumbing**

Count

Value

2	1	
<b>Adjustments</b>		
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Heating (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		
<b>Sub-Total, One Unit</b>		
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$1,600	\$1,600
Garages (+) 0 sqft	\$0	\$1,600
Quality and Design Factor (Grade)		
Location Multiplier		
Replacement Cost		\$1,440

**Summary of Improvements**

Description	Year Built	Year Eff	Eff Co	Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkt	Cap 1	Cap 2	Cap 3	Improv Value	
1: RFX on UTS	1	2000	2000	25 A	\$17,772	0.90	\$15,95	6x16'	\$1,440	22%	\$1,120	0%	100%	1,740	1,000	0.00	100.00	0.00	\$1,900
2: UTS by Pond	1	2000	2000	25 A	\$17,772	0.90	\$15,95	12x32'	\$6,124	55%	\$2,760	0%	100%	1,740	1,000	0.00	100.00	0.00	\$4,800

Total all pages

\$6,700

Total this page

\$6,700

# RECORD CARDS - TRACTS 6-8

20-10-06-200-003-000-016

**General Information**

**Parcel Number**  
20-10-06-200-003-000-016  
**Local Parcel Number**  
10-06-200-003-016  
**Tax ID:**  
1000A  
**Routing Number**

**Property Class 100**  
Vacant Land

**Year: 2025**

**Location Information**

**County**  
Elkhart  
**Township**  
HARRISON TOWNSHIP  
**District 016 (Local 016)**  
HARRISON TOWNSHIP  
**School Corp 2285**  
WA-NEE COMMUNITY  
**Neighborhood 1659999-016**  
1659999-AG parcels entire TD (016  
**Section/Plat**

**Location Address (1)**  
COUNTY RD 7  
Elkhart, IN 46517

**Zoning**  
ZO01 Residential  
**Subdivision**  
**Lot**  
**Market Model**  
N/A  
**Characteristics**  
**Topography** Flood Hazard   
**Public Utilities** ERA   
All   
**Streets or Roads** TIF   
Paved   
**Neighborhood Life Cycle Stage**  
Static  
Printed  
Tuesday, April 1, 2025  
**Review Group** 2022

BEMILLER FARMS LLC

**Ownership**

BEMILLER FARMS LLC  
MRS. KENNETH (RUTH) BEMILLER  
61245 county road 7  
ELKHART, IN 46517-8945

COUNTY RD 7

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	VI
01/17/2013	BEMILLER FARMS LLC	06290	TD	/	/	/
01/17/2013	BEMILLER KENETH P	06289	WD	/	/	/
12/27/2012	BEMILLER KENNETH	05885	PR	/	/	/
02/23/2010	BEMILLER KENNETH	6921	OR	/	/	/
01/01/1900	BEMILLER KENNETH	6921	OR	/	/	/

**Legal**  
S SIDE NE1/4 SEC 6 40A



**Valuation Records**

**Agricultural**

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2025	AA	01/01/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$89,900	\$0	\$89,900	\$0	\$0	\$0	\$0	\$0	\$89,900	\$0	\$89,900	\$0
2024	AA	01/01/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$85,700	\$0	\$85,700	\$0	\$0	\$0	\$0	\$0	\$85,700	\$0	\$85,700	\$0
2023	AA	01/01/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$71,500	\$0	\$71,500	\$0	\$0	\$0	\$0	\$0	\$71,500	\$0	\$71,500	\$0
2022	AA	01/01/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$56,400	\$0	\$56,400	\$0	\$0	\$0	\$0	\$0	\$56,400	\$0	\$56,400	\$0
2021	AA	01/01/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$48,500	\$0	\$48,500	\$0	\$0	\$0	\$0	\$0	\$48,500	\$0	\$48,500	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

**Land Computations**

Calculated Acreage	40.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	40.00
81 Legal Drain NV	1.52
82 Public Roads NV	0.31
83 UT Towers NV	0.25
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	37.92
Farmland Value	\$89,910
Measured Acreage	37.92
Avg Farmland Value/Acre	2371
Value of Farmland	\$89,910
Classified Total	\$0
Farm / Classified Value	\$89,900
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$89,900
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$89,900</b>

**Data Source** External Only

**Collector** 03/22/2022

**James**

**Appraiser**

# RECORD CARDS - TRACTS 9-16

20-06-19-451-001.000-009

General Information

**Parcel Number**  
20-06-19-451-001.000-009  
**Local Parcel Number**  
06-19-451-001-009  
**Tax ID:**  
06-19G  
**Routing Number**

**Property Class 100**  
Vacant Land

**Year: 2025**

Location Information

**County**  
Elkhart  
**Township**  
CONCORD TOWNSHIP  
**District 009 (Local 009)**  
CONCORD TOWNSHIP  
**School Corp 2270**  
CONCORD COMMUNITY  
**Neighborhood 959999-009**  
0959999-AG parcels entire TD (009)  
**Section/Plat**

**Location Address (1)**  
COUNTY RD 105  
ELKHART, IN 46517

**Zoning**  
ZO01 Residential

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**  
**Topography** Flood Hazard  
**Public Utilities**  
All  ERA  
Streets or Roads  TIF  
Paved   
**Neighborhood Life Cycle Stage**  
Static  
Printed Tuesday, April 1, 2025  
**Review Group** 2024

**Data Source** Aerial  
**Collector** 06/10/2024  
**Chris D**  
**Appraiser**

BEMILLER FARMS LLC

Ownership

BEMILLER FARMS LLC  
MRS. KENNETH (RUTH) BEMILLER  
61245 COUNTY ROAD 7  
ELKHART, IN 46517-8945

**Legal**  
PT SE 1/4 EX 3/4 SEC 19 & PT NW 1/4 NE 1/4  
SEC 30 TOTAL 142.190A

COUNTY RD 105

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	VI
05/09/2014	BEMILLER FARMS LL	0	CO	/		
05/09/2014	BEMILLER FARMS LL	0	CO	/		
05/09/2014	BEMILLER FARMS LL	0	CO	/		
05/09/2014	BEMILLER FARMS LL	0	CO	/		
05/09/2014	BEMILLER FARMS LL	0	CO	/		
05/09/2013	BEMILLER FARMS LL	06294	TD	/		



Valuation Records

Agricultural

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2025	AA	01/01/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$269,000	\$0	\$269,000	\$0	\$0	\$0	\$0	\$0	\$269,000	\$0	\$269,000	\$0
2024	AA	01/01/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$256,500	\$0	\$256,500	\$0	\$0	\$0	\$0	\$0	\$256,500	\$0	\$256,500	\$0
2023	AA	01/01/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$213,800	\$0	\$213,800	\$0	\$0	\$0	\$0	\$0	\$213,800	\$0	\$213,800	\$0
2022	AA	01/01/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$168,800	\$0	\$168,800	\$0	\$0	\$0	\$0	\$0	\$168,800	\$0	\$168,800	\$0
2021	AA	01/01/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$145,100	\$0	\$145,100	\$0	\$0	\$0	\$0	\$0	\$145,100	\$0	\$145,100	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Land Computations

Calculated Acreage	142.20
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	142.20
81 Legal Drain NV	10.07
82 Public Roads NV	1.38
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	130.75
Farmland Value	\$268,910
Measured Acreage	130.75
Avg Farmland Value/Acre	2057
Value of Farmland	\$268,950
Classified Total	\$0
Farm / Classified Value	\$269,000
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$269,000
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$269,000</b>

0959999-AG parcels entire

Notes

1/2



# **CR 105 MAP & ROW DEED (TRACTS 15 &16)**

# CR 105 MAP - TRACTS 15 & 16



# CR 105 ROW DEED - TRACTS 15 & 16

June 10<sup>th</sup> 1898

Commissioners' Court. 4<sup>th</sup> Day, June Term, 1898

And this they report their doings to this board as its next regular meeting.

In the matter of the Petition  
for Highway by N. R. Myers  
State in Concord Imp. Jud<sup>g</sup> & Report of Viewers

14010

Com'rs John W. Ellis, George Waller & Charles  
Dunbar, viewrs heretofore appointed herein, & so in their  
report as follows. We met as directed in the Order herunto  
attached, & made a perambulation & after being duly qualified  
as appears therein proceeded to view said proposed highway in  
the manner as by law prescribed, which by routes & bounds &  
course the distance is as follows, to wit: The said proposed  
highway to be 40 feet in width & commences at a point on  
the Mishanata road on the east side of line, in section Eighteen  
18 in Concord Township, Eekhus County, Indiana, running thence  
South through section Nineteen (19) to the North line of section Thirty  
(30) in said Township. The above described tract running through  
the lands of the following named land owners: viz: Mary Bixler,  
Anna Moon, Julia Longley, Mary E. Davis, Selas Longley, Martha  
A. Bronnum, Jessie W. Longley, Catherine & Henry Longgood,  
Archibald R. Myers, Mary Longgood, William & Emma A. Plam,  
John O. Martin, Eliza Burkley, J. P. Myland, Rebecca & Geo  
J. Roswell, Charles & J. Nelson, & Caroline Nelson. And we  
are of the opinion that said highway must be of public utility.

John W. Ellis  
Chas. L. Dunbar Viewers  
George W. Waller

And the Board having carefully considered the same accept  
said report, & it is by the Board ordered, that said highway  
to the same is established, that said highway to open  
to the width of forty feet & the Awd<sup>r</sup> is hereby directed to  
certify the same to the trustees of the proper township & said viewrs  
are discharged.

In the matter of the Petition  
for Highway by Malinda Thompson  
State in Washington Imp. Jud<sup>g</sup> & Report of Viewers

Com'rs George Melton, John L. Judson &  
John P. Howell, viewrs heretofore appointed herein, & so in their



# PHOTOS

# PHOTOS

Tract 6



Tract 6



# PHOTOS

Tracts 6-8



Tract 6



# PHOTOS

Tracts 3-5



Tracts 3-5



# PHOTOS

Tracts 15 & 16



Tracts 9-11



Tracts 1 & 2



# PHOTOS

Tracts 9-12



Tracts 9-16



# PHOTOS

Tract 13



Tracts 9-11



# PHOTOS

Tracts 13-16



Tracts 13-16



# PHOTOS

Tracts 13-16



Tracts 15 & 16



# PHOTOS



Tracts 15 & 16



# PHOTOS

Tracts 9-16



Tracts 1 & 2



# PHOTOS

Tracts 1 & 2



Tract 6



# PHOTOS

Tract 3



Tracts 15 & 16



# PHOTOS

Tracts 15 & 16



# PHOTOS

Tracts 15 & 16



# Tract 6



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