

# LAND AUCTION

ADAMS COUNTY, INDIANA  
BLUE CREEK TOWNSHIP

**114<sup>±</sup>** *acres*  
**OFFERED IN 6 TRACTS**

- Mostly Tillable
- 4± Wooded Acres
- 7± Miles Northeast of Berne
- 10± Miles Southeast of Decatur
- Approximately 1 mile from the Indiana/Ohio Border

2% Buyer's Premium

## INFORMATION BOOKLET

*Wednesday*  
**FEBRUARY 25 AT 6:00PM**

held at Lehman Park Pavilion, Berne, IN • Online Bidding Available



800.451.2709  
SchraderAuction.com

# DISCLAIMER

This information booklet includes information obtained or derived from third-party sources.

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

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

*Auction Manager*

AL PFISTER • 260.760.8922

Albert L. Pfister #RB14022767, #AU09200264



# SCHRADER

*Real Estate and Auction Company, Inc.*

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

800.451.2709 | 260.244.7606

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

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App Store

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# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, FEBRUARY 25, 2026**

**114± 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 Wednesday, February 18, 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**  
**114± Acres • Adams County, Indiana**  
**Wednesday, February 25, 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 Wednesday, February 25, 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](http://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](mailto: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, Wednesday, February 18, 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: \_\_\_\_\_

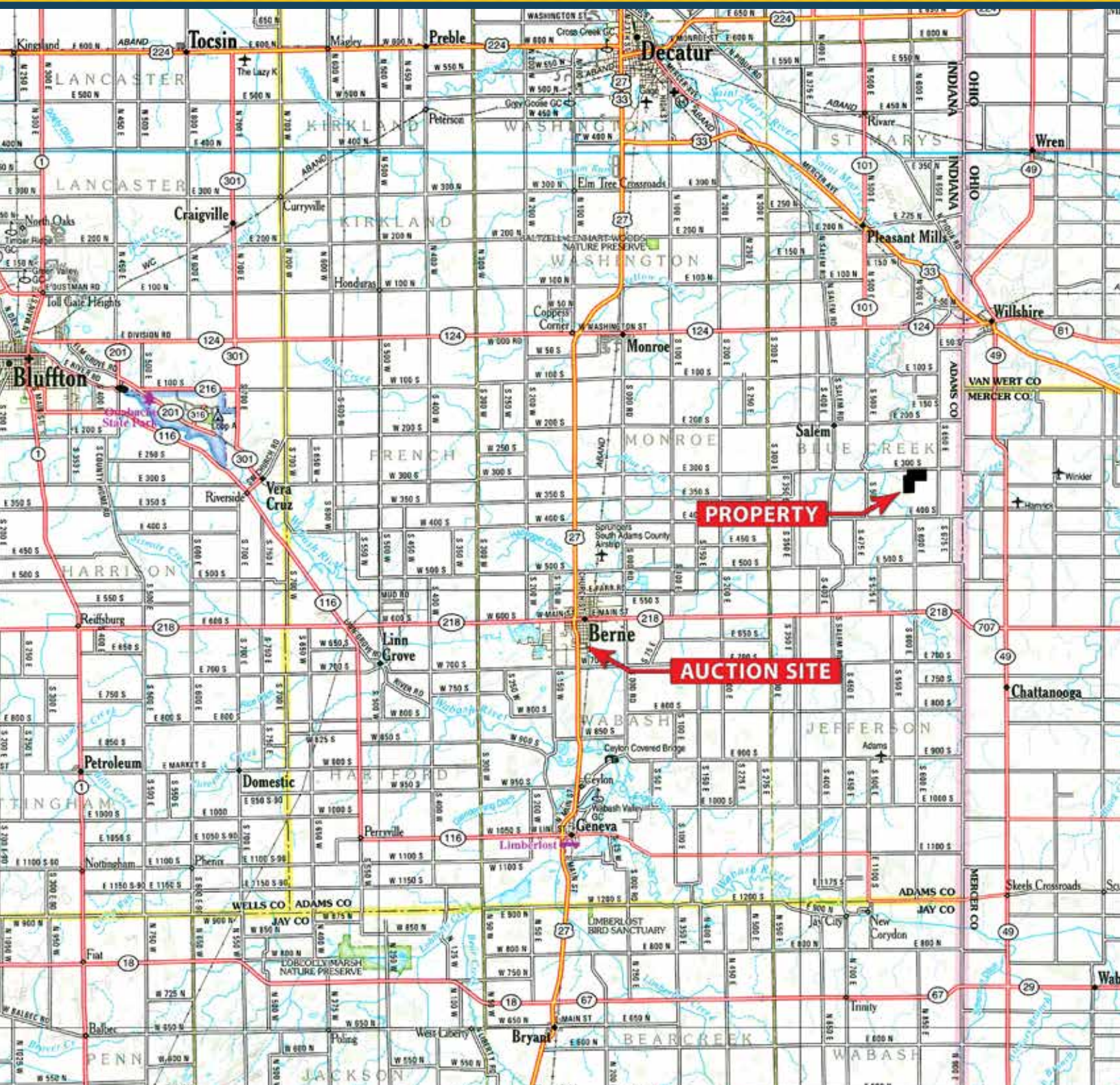
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



# **LOCATION MAP**



# LOCATION MAP



**PROPERTY LOCATION:** From Monroe, IN: travel 5 miles east to St Rd 124. Turn south on S 500 E, travel 3 miles to E 300 S, turn east. Travel 1 mile to property on south side of road.

**AUCTION LOCATION:** at Lehman Park Pavilion, 212 Park Ave, Berne, IN 46711



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

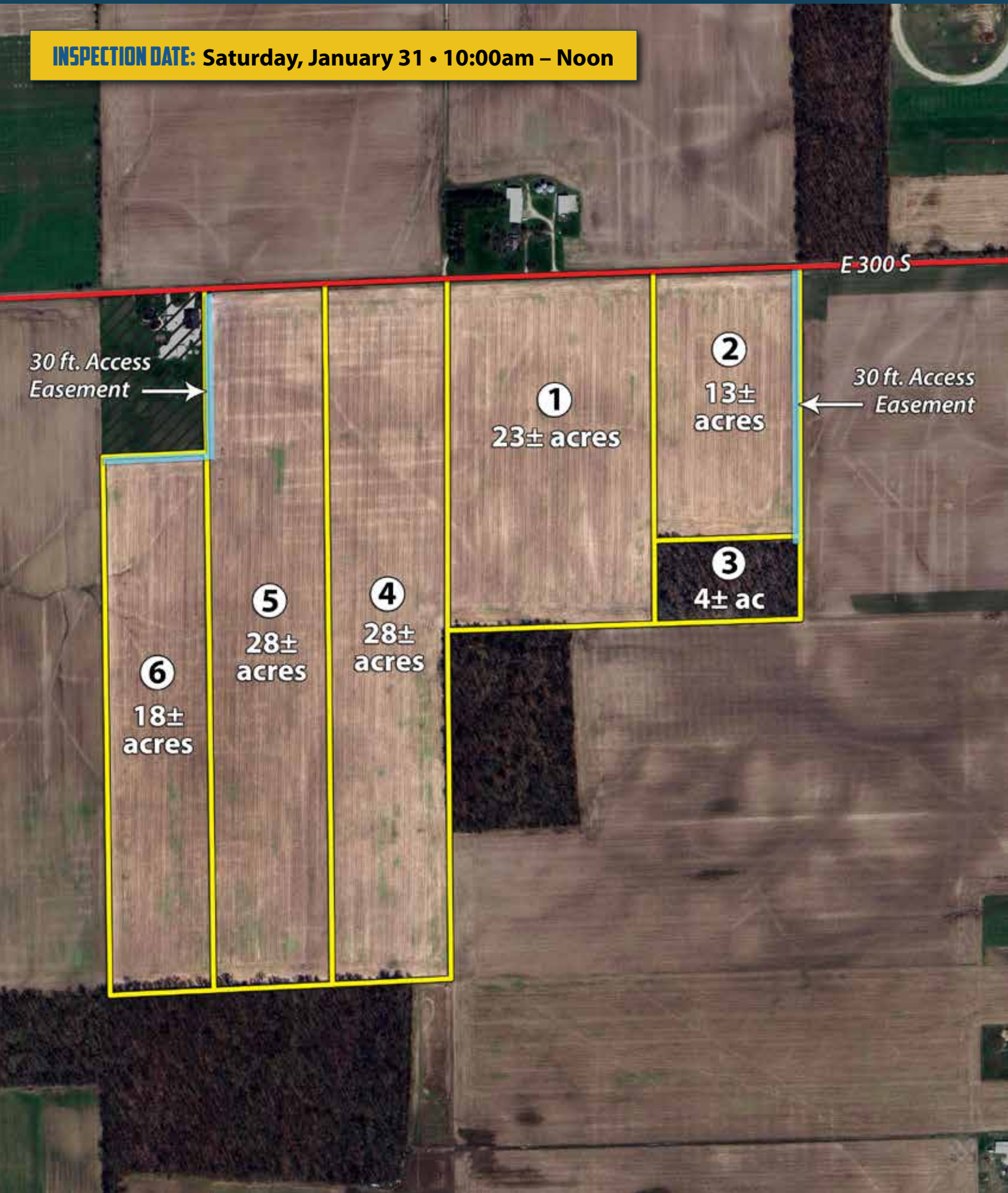


# **TRACT MAP**



# TRACT MAP

**INSPECTION DATE:** Saturday, January 31 • 10:00am – Noon





# **TRACT DESCRIPTIONS**



# LAND AUCTION

ADAMS COUNTY, INDIANA  
BLUE CREEK TOWNSHIP

Wednesday **FEBRUARY 25 AT 6:00PM**  
Online Bidding Available held at Lehman Park Pavilion, 212 Park Ave, Berne, IN 46711

**114<sup>±</sup>** acres  
OFFERED IN 6 TRACTS



Owner: Mildred S. Strayer Irrevocable Trust

**TRACT 1:** 23± Acres, mostly tillable. Frontage on E 300 S. Soils are Pewamo and Blount.

**TRACT 2:** 13± Acres, mostly tillable. Frontage on E 300 S. Soils are Pewamo and Blount.

**TRACT 3:** 4± Acres of woods. Access is a 30' easement from E 300 S.

**TRACT 4:** 28± Acres, mostly tillable. Frontage on E 300 S. Soils are Pewamo and Blount.

**TRACT 5:** 28± Acres, mostly tillable. Frontage on E 300 S. Soils are Pewamo and Blount.

**TRACT 6:** 18± Acres, mostly tillable. Access is a 30' easement from E 300 S. Soils are Pewamo and Blount.

## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 6 individual tracts, any combination of tracts and as a total 114± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**BUYER'S PREMIUM:** A 2% Buyer's Premium will be added to the final bid price and 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, and are capable of paying cash at closing.

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

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

**DEED:** Seller shall provide Trustee 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 and thereafter.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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

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

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

**DISCLAIMER AND  
ABSENCE OF**

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

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

2% Buyer's Premium

*Auction Manager:*

**AL PFISTER • 260.760.8922**

**800.451.2709**  
**SchraderAuction.com**

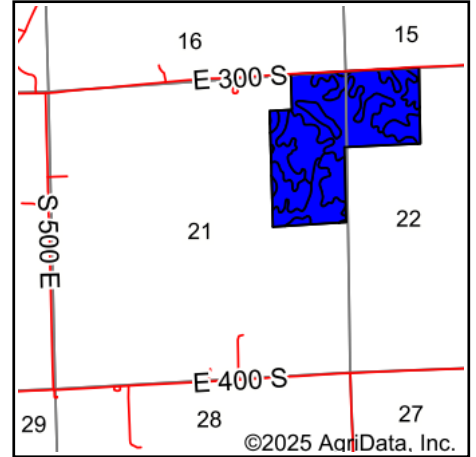
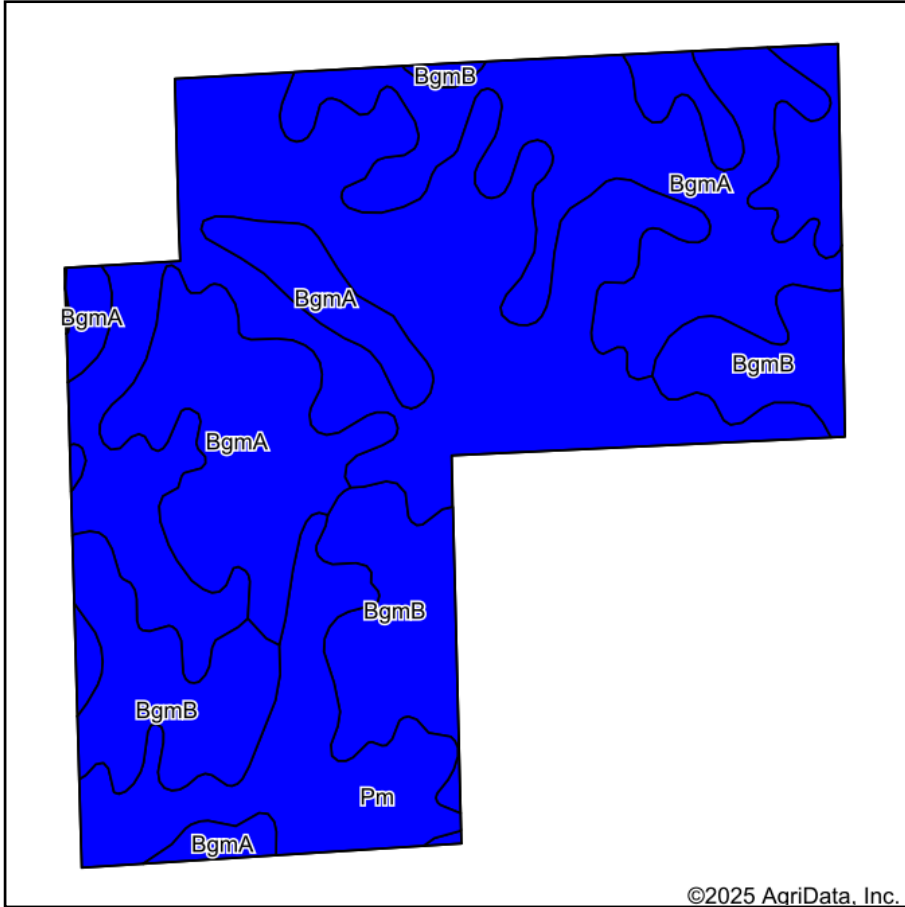




# **SOILS MAP**



# SOILS MAP



State: **Indiana**  
 County: **Adams**  
 Location: **21-26N-15E**  
 Township: **Blue Creek**  
 Acres: **114.73**  
 Date: **11/18/2025**



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
Pm	Pewamo silty clay, 0 to 2 percent slopes	56.07	48.9%		llw	153	5	10	43	62
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	38.08	33.2%		llw	141	5	9	45	63
BgmB	Blount silt loam, ground moraine, 2 to 4 percent slopes	20.58	17.9%		lle	137	5	9	44	61
<b>Weighted Average</b>					<b>2.00</b>	<b>146.1</b>	<b>5</b>	<b>9.5</b>	<b>43.8</b>	<b>62.2</b>



# **FSA INFORMATION**



# FSA INFORMATION

INDIANA  
ADAMS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 6290  
Prepared : 1/21/26 1:24 PM CST  
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 18-001-2007-35  
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
113.92	110.05	110.05	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	110.05	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	54.40	0.00	142	
Soybeans	54.40	0.00	46	
<b>TOTAL</b>	<b>108.80</b>	<b>0.00</b>		

### NOTES

**Tract Number** : 4946  
**Description** : H9/A1/B1 NW S22 T26N-R15E BLUE CREEK  
**FSA Physical Location** : INDIANA/ADAMS  
**ANSI Physical Location** : INDIANA/ADAMS  
**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** : MILDRED S STRAYER  
**Other Producers** : None  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
113.92	110.05	110.05	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 : 6290  
Prepared : 1/21/26 1:24 PM CST  
Crop Year : 2026

### Tract 4946 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	110.05	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	54.40	0.00	142
Soybeans	54.40	0.00	46
<b>TOTAL</b>	<b>108.80</b>	<b>0.00</b>	

### NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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](https://www.usda.gov/offerings/program-discrimination-complaint-form) 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 (800) 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

## USDA Farm 6290 Tract 4946

2025 Certification map prepared on: 3/18/2025

CRP TRS: 26N15E21  
 CLU Adams



Administered by: Adams County, Indiana

OP:  
 OW: STRAYER, MILDRED S

113.92 Tract acres  
 110.05 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 2025-03-18 09:57:38

Intended use is grain unless noted.



CLU	Acres	HEL	Contract	Prac	Yr
1	60.55	N			
Crop:					
IUse:					
Date:					
Shares:					
2	36.21	N			
Crop:					
IUse:					
Date:					
Shares:					
3	13.29	N			
Crop:					
IUse:					
Date:					
Shares:					

Farm 6290 Tract 4946

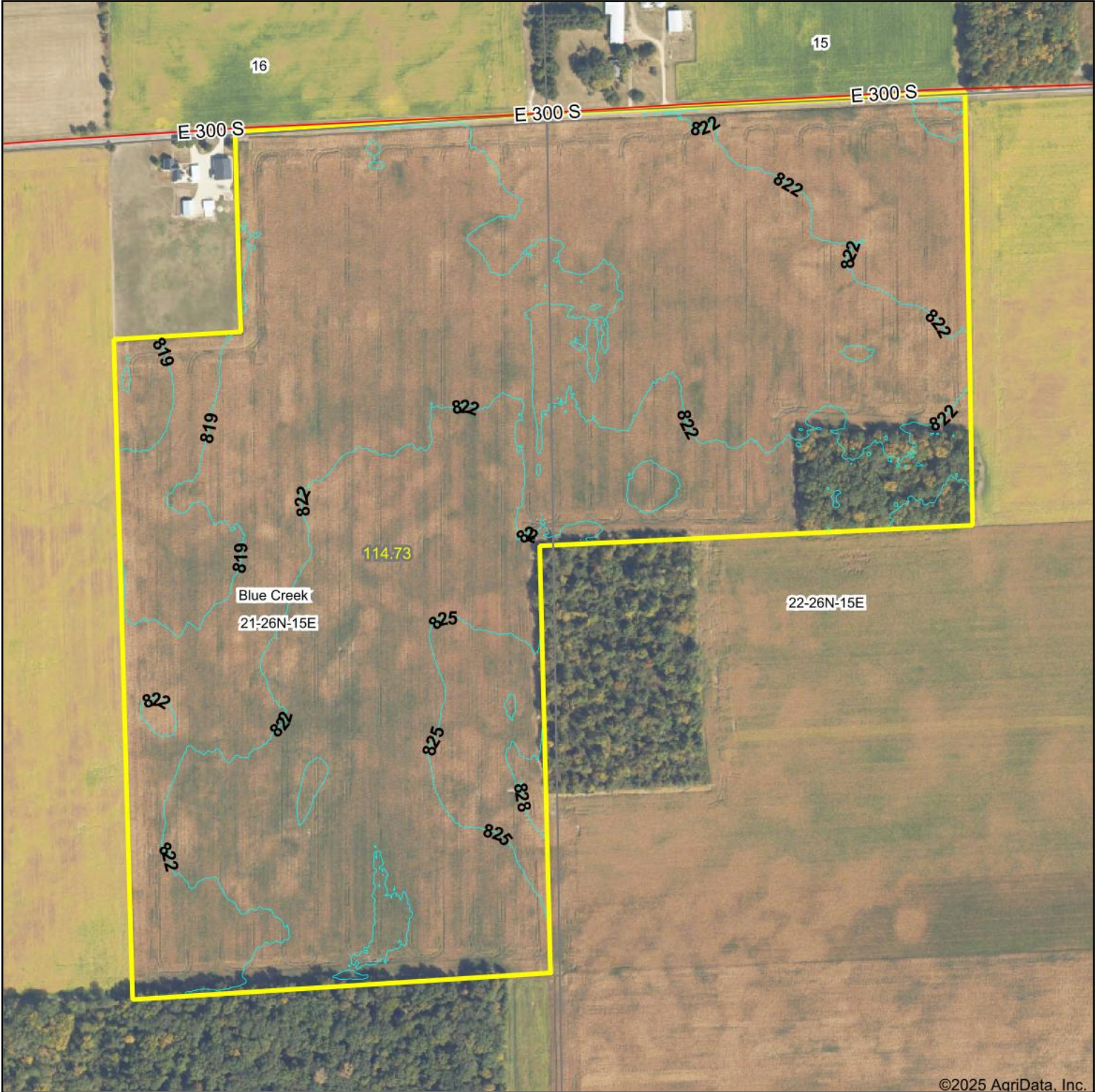
USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The 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



# **TOPOGRAPHY MAP**



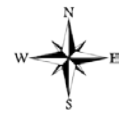
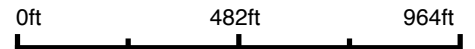
# TOPOGRAPHY MAP



©2025 AgriData, Inc.



Source: USGS 1 meter dem  
Interval(ft): 3.0  
Min: 816.4  
Max: 829.5  
Range: 13.1  
Average: 822.0  
Standard Deviation: 1.8 ft



11/18/2025

21-26N-15E  
Adams County  
Indiana

Boundary Center: 40° 41' 59.83, -84° 49' 16.82



# **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 01-09-21-200-005.000-001	DUPLICATE NUMBER 01-09-21-200-005.000-001	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 001-NORTH BLUE CREEK TOWNSHIP	LEGAL DESCRIPTION E/2 NE EXCEPT NW CORNER SEC 21 (74.43A)		
PROPERTY ADDRESS E 300 S MONROE IN 46772-0000			



432025010921200005000001

**SPRING AMOUNT DUE**  
by May 12, 2025: **\$1,367.90**



T28 P1



7433-17455-1  
The Mildred S Strayer Revocable Trst, Mildred S Strayer & Christopher E Harvey, Trustees  
1549 E 200 N  
Decatur IN 46733-7334

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

FOLD AND TEAR HERE

0109212000050000012025100000136790

**COUNTY: 01 - ADAMS**

**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 01-09-21-200-005.000-001	DUPLICATE NUMBER 01-09-21-200-005.000-001	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 001-NORTH BLUE CREEK TOWNSHIP	LEGAL DESCRIPTION E/2 NE EXCEPT NW CORNER SEC 21 (74.43A)		
PROPERTY ADDRESS E 300 S MONROE IN 46772-0000			



532025010921200005000001

**FALL AMOUNT DUE**  
by November 10, 2025: **\$1,367.90**

The Mildred S Strayer Revocable Trst, Mildred S Strayer & Christopher E Harvey, Trustees  
1549 E 200 N  
Decatur IN 46733-7334

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

FOLD AND TEAR HERE

0109212000050000012025200000136790

**COUNTY: 01 - ADAMS**

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

PARCEL NUMBER 01-09-21-200-005.000-001	DUPLICATE NUMBER 01-09-21-200-005.000-001	TAX YEAR 2024 Payable 2025	DUE DATES SPRING - May 12, 2025 FALL - November 10, 2025
TAXING UNIT NAME 001-NORTH BLUE CREEK TOWNSHIP	LEGAL DESCRIPTION E/2 NE EXCEPT NW CORNER SEC 21 (74.43A)		

DATE OF STATEMENT: 04/04/2025

PROPERTY ADDRESS E 300 S MONROE IN 46772-0000	
PROPERTY TYPE Real	TOWNSHIP BLUE CREEK TOWNSHIP
ACRES 74.43	

TOTAL DUE FOR 24 PAY 25: **\$2,735.80**

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,327.48	\$1,327.48
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$40.42	\$40.42
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$1,367.90</b>	<b>\$1,367.90</b>
Payment Received	\$0.00	\$0.00
<b>Balance Due</b>	<b>\$1,367.90</b>	<b>\$1,367.90</b>

The Mildred S Strayer Revocable Trst, Mildred S Strayer & Christopher E Harvey, Trustees  
1549 E 200 N  
Decatur IN 46733-7334



# TAX INFORMATION

STATE FORM 53569 (R25 / 11-24)  
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**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 01-09-22-100-006.000-001	DUPLICATE NUMBER 01-09-22-100-006.000-001	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 001-NORTH BLUE CREEK TOWNSHIP	LEGAL DESCRIPTION NW NW SEC 22 (40A)		
PROPERTY ADDRESS E 300 S MONROE IN 46772-0000			



432025010922100006000001

**SPRING AMOUNT DUE**  
 by May 12, 2025: **\$671.55**

7435-17457-1  
 The Mildred S Strayer Revocable Tst, Mildred S Strayer & Christopher E Harvey, Trustees  
 1549 E 200 N  
 Decatur IN 46733-7334

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

0109221000060000012025100000067155

**COUNTY: 01 - ADAMS**

**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 01-09-22-100-006.000-001	DUPLICATE NUMBER 01-09-22-100-006.000-001	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 001-NORTH BLUE CREEK TOWNSHIP	LEGAL DESCRIPTION NW NW SEC 22 (40A)		
PROPERTY ADDRESS E 300 S MONROE IN 46772-0000			



532025010922100006000001

**FALL AMOUNT DUE**  
 by November 10, 2025: **\$652.01**

The Mildred S Strayer Revocable Tst, Mildred S Strayer & Christopher E Harvey, Trustees  
 1549 E 200 N  
 Decatur IN 46733-7334

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

0109221000060000012025200000065201

**COUNTY: 01 - ADAMS**

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

PARCEL NUMBER 01-09-22-100-006.000-001	DUPLICATE NUMBER 01-09-22-100-006.000-001	TAX YEAR 2024 Payable 2025	DUE DATES SPRING - May 12, 2025 FALL - November 10, 2025
TAXING UNIT NAME 001-NORTH BLUE CREEK TOWNSHIP	LEGAL DESCRIPTION NW NW SEC 22 (40A)		

DATE OF STATEMENT: 04/04/2025

PROPERTY ADDRESS E 300 S MONROE IN 46772-0000	
PROPERTY TYPE Real	TOWNSHIP BLUE CREEK TOWNSHIP
ACRES 40.00	

TOTAL DUE FOR 24 PAY 25: \$1,323.56

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$652.01	\$652.01
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$19.54	\$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>\$671.55</b>	<b>\$652.01</b>
Payment Received	\$0.00	\$0.00
<b>Balance Due</b>	<b>\$671.55</b>	<b>\$652.01</b>

The Mildred S Strayer Revocable Tst, Mildred S Strayer & Christopher E Harvey, Trustees  
 1549 E 200 N  
 Decatur IN 46733-7334







# **PRELIMINARY TITLE**



# PRELIMINARY TITLE



Fidelity National Title Insurance Company

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

Issuing Agent: Tri-County Land Title, Inc.

Issuing Office: 360 West Main Street  
Berne, IN 46711-1436

Issuing Office's ALTA® Registry ID: 1065651

Loan ID Number:

Commitment Number: Pre-2026-1

Issuing Office File Number: Pre-2026-1

Property Address: E 300 S, Monroe, IN 46772 and E 300 S, Monroe, IN 46772

Revision Number:

## SCHEDULE A

1. Commitment Date: January 12, 2026 at 8:00 AM
2. Policy to be issued:
  - a. 2021 ALTA Owner's Policy  
Proposed Insured:  
Proposed Amount of Insurance: \$  
The estate or interest to be insured: **Property 1: fee simple**  
**Property 2: fee simple**
  - b. 2021 ALTA Loan Policy  
Proposed Insured:  
Proposed Amount of Insurance: \$  
The estate or interest to be insured: **Property 1: fee simple**  
**Property 2: fee simple**
3. The estate or interest in the Land at the Commitment Date is: Property 1: fee simple  
Property 2: fee simple
4. The Title is, at the Commitment Date, vested in: Property 1: The Mildred S. Strayer Revocable Trust, Christopher E. Harvey, Surviving Initial Trustee, dated the 9th day of March, 2023 by deed recorded as Instrument Number 2023000744 in the Official Records of the Adams County Recorder.  
Property 2: The Mildred S. Strayer Revocable Trust, Christopher E. Harvey, Surviving Initial Trustee, dated the 9th day of March, 2023 by deed recorded as Instrument Number 2023000744 in the Official Records of the Adams County Recorder.
5. The Land is described as follows: *See Exhibit A attached hereto and made a part hereof.*

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

27C170B

ALTA Commitment for Title Insurance (7-1-21)

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# PRELIMINARY TITLE



Fidelity National Title Insurance Company

FIDELITY NATIONAL TITLE INSURANCE COMPANY

By:   
Authorized Signatory

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# PRELIMINARY TITLE



Fidelity National Title Insurance Company

## SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Warranty Deed from The Mildred S. Strayer Revocable Trust, Christopher E. Harvey, Surviving Initial Trustee, dated the 9th day of March, 2023 with a recital stating Mildred S. Strayer died October 16, 2025, to purchaser, to be executed and recorded at closing.
6. Sellers' Closing Affidavit.
7. Effective July 1, 2021, a Sales Disclosure Form must be filed with the county auditor at the time of the recording of most deeds and land contracts as required by IC 6-1.11-5.5. A fee of \$20.00 must be paid to the auditor at the time of filing.

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# PRELIMINARY TITLE



Fidelity National Title Insurance Company

## SCHEDULE B, PART II—Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Record.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Taxes for the year 2024 each half in the amount of \$652.01 are assessed in the name of The Mildred S Strayer Revocable Tst, Mildred S Strayer & Christopher E Harvey, Tstees, 1549 E 200 N, Decatur, IN 46733, due and payable in May and November 2025. May installment - PAID; November installment - PAID. North Blue Creek Township. Parcel No. 01-09-22-100-006.000-001. Assessed Value: Land - \$80,600.00; Improvements - None; Exemptions: None. (Property 1)  
No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
8. Taxes for the year 2024 each half in the amount of \$1,327.48 are assessed in the name of The Mildred S Strayer Revocable Tst, Mildred S Strayer & Christopher E Harvey, Tstees, 1549 E 200 N, Decatur, IN 46733, due and payable in May and November 2025. May installment - PAID; November installment - PAID. North Blue Creek Township. Parcel No. 01-09-21-200-005.000-001. Assessed Value: Land - \$164,100.00; Improvements - None; Exemptions: None. (Property 2)  
No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
9. Taxes for the year 2025 due and payable in 2026, amount not yet determined.

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# PRELIMINARY TITLE



## Fidelity National Title Insurance Company

10. Taxes for the year 2026 due and payable in 2027, amount not yet determined.
11. Blue Creek Ditch annual maintenance assessment, Ditch #01-09-22-100-006.000-001 in the amount of \$19.54 due and payable May 12, 2025 - PAID. (Property 1)
12. Blue Creek Ditch annual maintenance assessment, Ditch #01-09-21-200-005.000-001, each installment in the amount of \$40.42 for the year 2025. May installment - PAID; November installment - PAID. (Property 2)
13. Rights-of-way for drainage, tiles, ditches, feeders and laterals, if any.
14. Rights of the Public, the State of Indiana, and County of Adams and the municipality in and to that part of the premises taken or used for road purposes.
15. The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.
16. Judgment Search has been made against The Mildred S. Strayer Revocable Trust, Christopher E. Harvey, Surviving Initial Trustee, dated the 9th day of March, 2023 and NONE FOUND.
17. NOTE: The address shown on Schedule A, if any, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.

NOTE: Indiana state law, effective July 1, 2024, prohibits ownership of certain real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.

Due to apparent computer abnormalities existing in the Adams County Treasurer's Office, any information regarding ditch assessments, whether or not reported herein are for information purposes only and are not insured. (For more information, please contact the Treasurer's office at 260-724-5353).

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# PRELIMINARY TITLE



Fidelity National Title Insurance Company

## EXHIBIT "A"

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

### Property 1

The northwest quarter (1/4) of the northwest quarter (1/4) of Section Twenty-two (22), Township Twenty-six (26) North, Range Fifteen (15) East, in Adams County, Indiana, containing forty (40) acres, more or less. .

### Property 2

The East half (E/2) of the Northeast quarter (NE/4) of Section Twenty-one (21) in Township Twenty Six (26) North, Range Fifteen (15) East, containing eighty (80) acres of land, in Adams County, Indiana.

Except therefrom:

Part of the Northeast Quarter of Section 21, Township 26 North, Range 15 East, Blue Creek Township, Adams County, Indiana, described as follows:

Starting at the Northwest corner of said Northeast Quarter found per record witness; thence Easterly, 1315.59 feet along the North line of said Northeast Quarter to a P.K. Nail at the Northwest corner of the East Half of said Northeast Quarter which shall be the place of beginning; thence continuing Easterly 136.00 feet along said North line to a P.K. Nail; thence southerly, deflecting right 91 degrees 53 minutes 43 seconds, 619.00 feet parallel with the West line of said East Half to a 5/8" rebar stake; thence Westerly deflecting right 88 degrees 06 minutes 17 seconds, 136.00 feet to a 5/8" rebar stake on the West line of said East Half; thence Northerly, deflecting right 91 degrees 53 minutes 43 seconds, 619.00 feet along said West line to the place of beginning. Containing 1.93 acres.

Also except therefrom:

Part of the Northeast Quarter of Section 21, Township 26 North, Range 15 East, Blue Creek Township, Adams County, Indiana, described as follows:

Starting at the Northwest corner of said Northeast Quarter found per record witness; thence Easterly 1451.59 feet along the North line of said Northeast Quarter to a P.K. Nail which shall be the place of beginning; thence continuing Easterly 256.00 feet along said North line to a P.K. Nail; thence Southerly deflecting right 91 degrees 53 minutes 43 seconds 619.00 feet parallel with the West line of said East half to a 5/8" rebar stake; thence Westerly deflecting right 88 degrees 06 minutes 17 seconds 256.00 feet to a 5/8" rebar stake; thence Northerly deflecting right 91 degrees 53 minutes 43 seconds 619.00 feet along said West line to the place of beginning. Containing 3.64 acres.

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# **PROPERTY PHOTOS**

















*Auction Manager:*

**AL PFISTER • 260.760.8922**

Albert L. Pfister #RB14022767, #AU09200264



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