

55± *Land* AUCTION

HUNTINGTON COUNTY, IN - ROANOKE AREA

OFFERED IN 3 TRACTS
OR COMBINATIONS



INFORMATION *Booklet*



Scenic Potential Building Sites
Quality Tillable Soils
Abundance Of Road Frontage
Easy Access To Major Highways
Short Drive To Downtown Roanoke
Immediate Possession After Closing



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

SchraderAuction.com

260.749.0445 • 866.340.0445

Wednesday, March 4 at 6:00pm

at American Legion Post 160, Roanoke, IN - Online Bidding Available

Disclaimer

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

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

Auction Manager

Jerry Ehle • 260.410.1996 • 260.749.0445 • 866.340.0445



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606
www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

WEDNESDAY, MARCH 4, 2026

55± ACRES – HUNTINGTON COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Wednesday, February 25, 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
55± Acres • Huntington County, Indiana
Wednesday, March 4, 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, March 4, 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, Wednesday, February 25, 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.

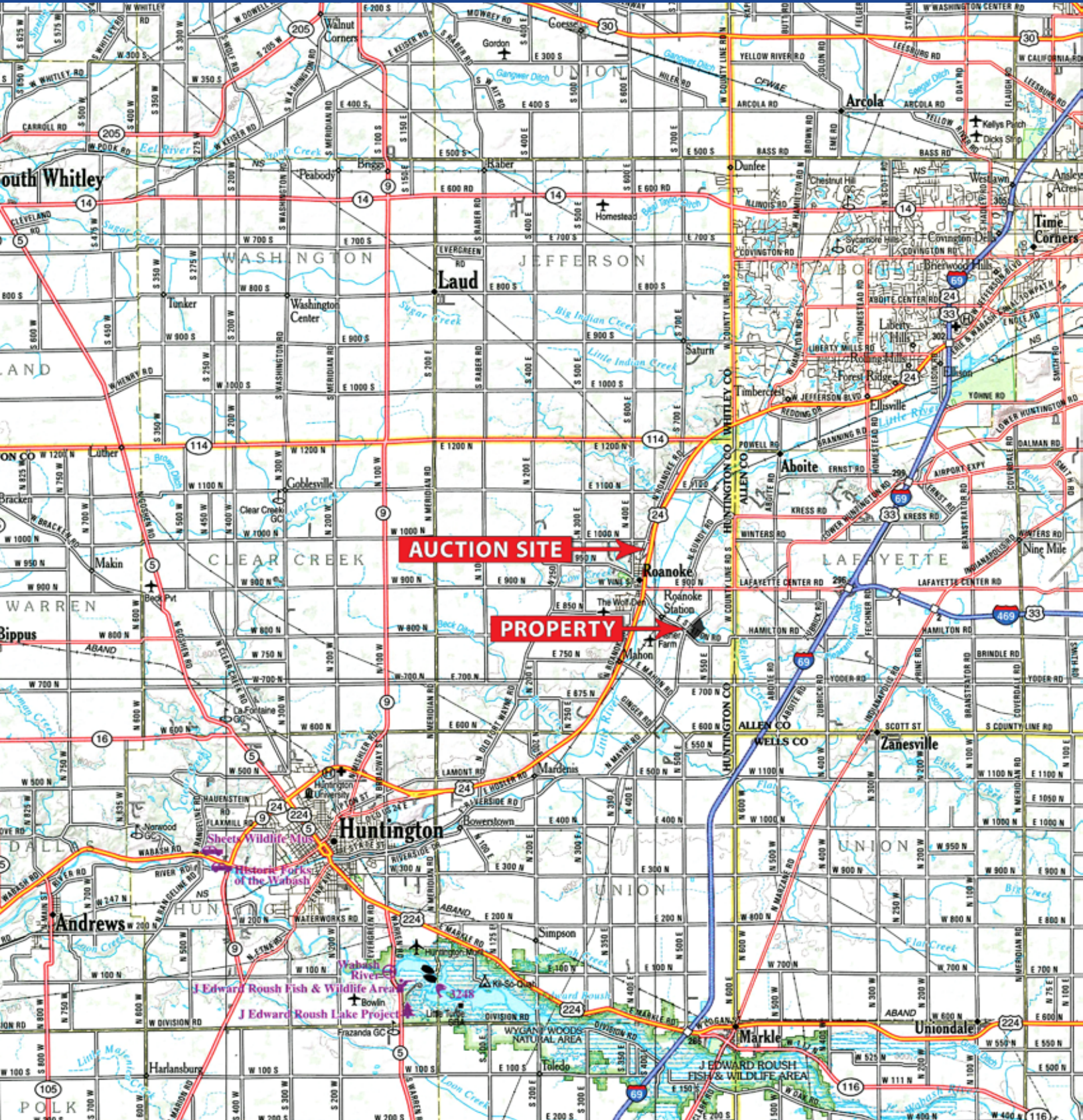
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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



Auction Site: American Legion Post 160
1122 N Main St, Roanoke, IN

Property Location: Jackson Township, 8000 block of N Mayne Rd
and at the intersection of N Mayne Rd and E Station Rd, Roanoke, IN



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

Tract Map

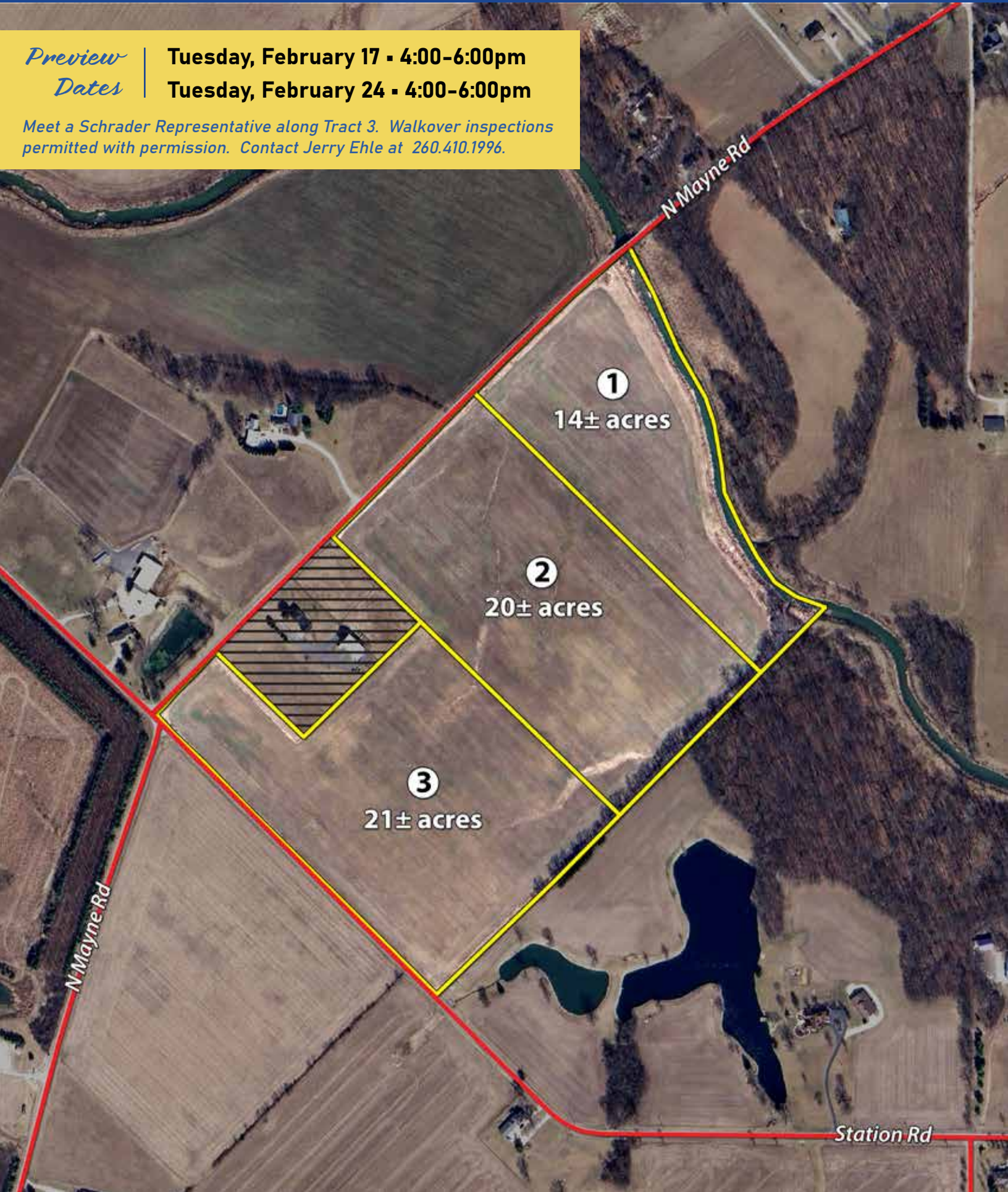
TRACT MAP

*Preview
Dates*

Tuesday, February 17 • 4:00-6:00pm

Tuesday, February 24 • 4:00-6:00pm

Meet a Schrader Representative along Tract 3. Walkover inspections permitted with permission. Contact Jerry Ehle at 260.410.1996.



1

14± acres

2

20± acres

3

21± acres

N Mayne Rd

N Mayne Rd

Station Rd

Tract Descriptions

55± *Land* AUCTION

HUNTINGTON COUNTY, IN - ROANOKE AREA

Scenic Potential Building Sites

Quality Tillable Soils

Abundance Of Road Frontage

Easy Access To Major Highways

Short Drive To Downtown Roanoke

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at American Legion Post 160, Roanoke, IN - Online Bidding Available

TRACT 1: 14± acres, with road frontage along N Mayne Rd and its northeast boundary is the large legal drain. The soils are a combination of Rensselaer loam along the drain and Martinsville silt loam through the center. There is a 75' county right of way easement along the entire drain, and some flood plain along the drain.

TRACT 2: 20± acres, with an abundance of road frontage along N Mayne Rd and over 1,000 ft in depth. The soils are mostly Glynwood silt loam with some Morley silt loam toward the back.

TRACT 3: 21± acres, This tract has some road frontage along N Mayne Rd and a large amount of road frontage along E Station Rd. The soils are Blount silt loam toward the south and some Glynwood clay loam behind the adjoining home.



*Preview
Dates*

Tuesday, February 17 - 4:00-6:00pm

Tuesday, February 24 - 4:00-6:00pm

Meet a Schrader Representative along Tract 3. Walkover inspections permitted with permission. Contact Jerry Ehle at 260.410.1996.

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 3 tracts, any combination of tracts, and as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, 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. Seller reserves the right to reject any and all bids.

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

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

CLOSING: The balance of the purchase price is due at closing, which will take place on or before April 10, 2026. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession on day of closing immediately following the closing.

REAL ESTATE TAXES: The Seller to pay all of 2025 taxes due in 2026. Buyer to pay all taxes thereafter.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

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

SURVEY: A new perimeter survey shall be prepared on the entirety prior to the auction. The Seller shall also provide a new survey where the tract divisions in this auction create new boundaries. 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 purchase will receive a perimeter survey only.

TRACT MAP and ACRES: Pre-auction tract maps and acre estimates are approximations provided for identification and illustration purposes only. They are not provided for as survey products and are not intended to depict or establish authoritative boundaries or locations.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

AGENCY: Schrader Real Estate & Auction of Fort Wayne LLC 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 "AS IS, WHERE IS"

basis, and no warranty or representation, either express, 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 conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.

Owners: Garwood Farms, LLC, Michael R. Garwood, Sasha L. Mosser, Travis J. Garwood, Tessa Fulghum, Logan E Garwood

Auction Manager:
Jerry Ehle - 260.410.1996

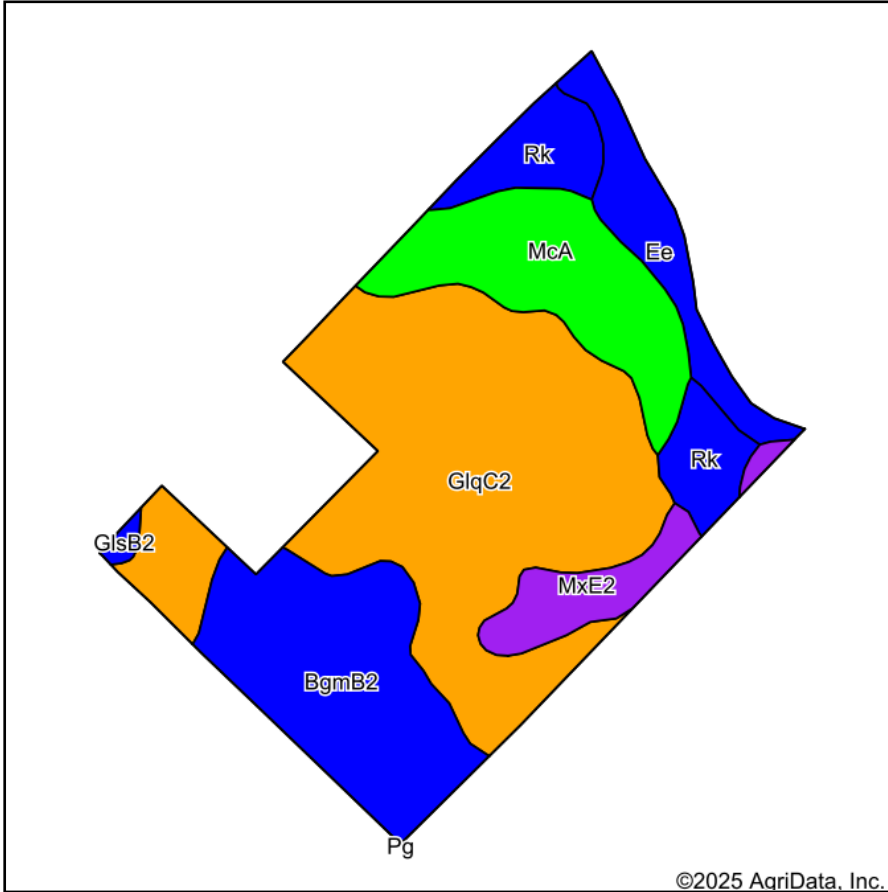
866.340.0445

SchraderFortWayne.com



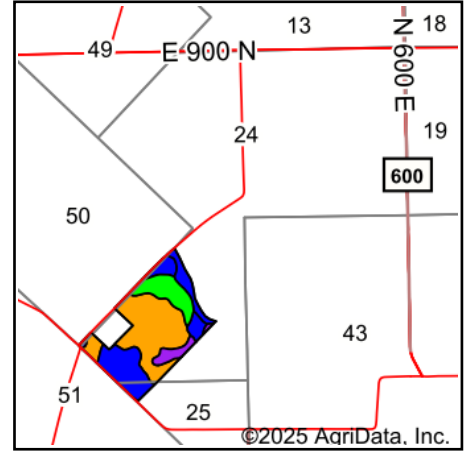
Soils Map

SOILS MAP



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Soils data provided by USDA and NRCS.



©2025 AgriData, Inc.

State: **Indiana**
 County: **Huntington**
 Location: **24-29N-10E**
 Township: **Jackson**
 Acres: **53.9**
 Date: **11/25/2025**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IN069, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
GlqC2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	24.74	45.8%		IIIe	120		4	8		30	54
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	10.33	19.2%		Ile	137		5	9		44	61
McA	Martinsville silt loam, 0 to 2 percent slopes	7.72	14.3%		I	133		5		9	47	67
Rk	Rensselaer loam, 0 to 1 percent slopes	4.30	8.0%		IIw	167		6		11	49	68
Ee	Eel silt loam, 0 to 2 percent slopes, occasionally flooded	3.71	6.9%		IIw	123		7	13		43	8
MxE2	Morley silt loam, 18 to 25 percent slopes, eroded	2.84	5.3%		Vle	101	15	3	8		35	46
GlsB2	Glynwood silt loam, ground moraine, 2 to 6 percent slopes, eroded	0.26	0.5%		Ile	128		4	8		44	57
Weighted Average					2.53	128.1	0.8	4.6	6.8	2.2	37.9	54.7

FSA Information

FSA INFORMATION

USDA Farm 8203 Tract 2639

2025 Certification map prepared on: 4/21/2025

CRP

TRS: 29N10E24

CLU

Huntington

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions



Administered by: Huntington County, Indiana

OP: GARWOOD FARMS LLC

56.38 Tract acres

OW: GARWOOD FARMS LLC

53.32 Cropland acres

0 CRP acres

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-04-18 10:54:35

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

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
3	1.94	H	2					Y
4	51.38	H	2					Y



Farm 8203 Tract 2639

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



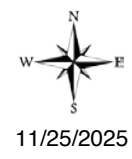
©2025 AgriData, Inc.

SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 742.9
Max: 799.2
Range: 56.3
Average: 775.1
Standard Deviation: 15.88 ft

0ft 439ft 877ft



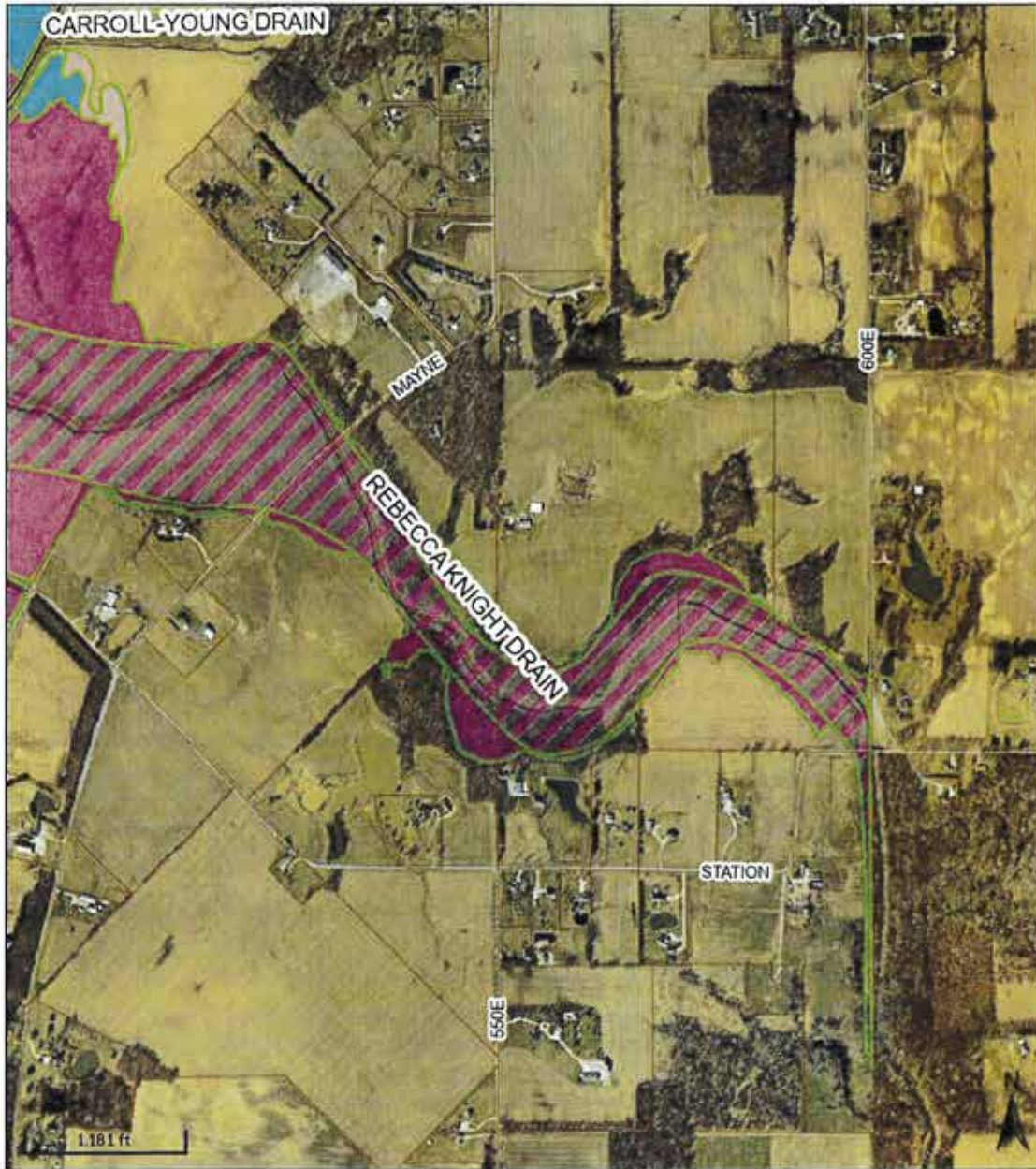
24-29N-10E
Huntington County
Indiana

Boundary Center: 40° 56' 54.41, -85° 21' 3.33

Drainage Map

DRAINAGE MAP

Beacon™ Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad
- Road Centerlines**
 - Private Drives
 - County Roads
 - Municipal Roads
 - State Routes
 - US Route
 - Interstate
- Best Available Flood Zones**
 - FEMA Zone AE Floodway; FEMA Administrative Floodway
 - DNR Detailed Floodway
 - DNR Approximate Floodway
 - FEMA Zone A
 - FEMA Zone AE
 - DNR Detailed Fringe
 - DNR Approximate Fringe
 - Additional Floodplain Area; DNR .2 Percent Flood Hazard
 - FEMA Protected by Levee
 - FEMA Floodplain - Ponding (Depth)
 - FEMA Floodplain - Sheet Flow (Depth)
 - Not Mapped
 - <all other values>



*County Property
Information*

COUNTY PROPERTY INFORMATION

Summary (Assessor)

Parcel Number 35-01-24-300-083.900-006
Tax ID 004-00839-00
Neighborhood 3506510-006 - JACKSON TWP 1980 & NEWER
Property Address N Mayne Rd
 Roanoke IN 46783
Legal Description 004-00839-00 FR SW SEC 24 49.98 AC E NW SEC 25 5 AC
 COMBINED PARCELS PER OWNER 98PAY99
 (Note: Not to be used on legal documents.)
Acreage 54.98
Class 100 - Vacant Land
Tax District JACKSON TOWNSHIP
AlternateNumber

Owner (Auditor)

Garwood, Michael R, Sasha L Mosser, Travis J Garwood, Tessa Fulghum, & Logan E Garwood each one-tenth (1/10) interest as tenants-in-common; Garwood Farms five-tenth (5/10) interest
 6306 Cornwallis Dr, Apt 1B
 FORT WAYNE IN 46804

Land (Assessor)

Land Type	Soil	Actual Front	Acreage	Effect. Depth
82 - PUBLIC ROAD/ROW	BCB2	0	1.3700	0
81 - LEGAL DITCH	APA	0	0.4100	0
4 - TILLABLE LAND	MXC2	0	24.7800	0
4 - TILLABLE LAND	RK	0	3.7800	0
4 - TILLABLE LAND	BCB2	0	10.2400	0
4 - TILLABLE LAND	MCA	0	7.8600	0
4 - TILLABLE LAND	GLB2	0	0.1300	0
4 - TILLABLE LAND	EE	0	1.2400	0
4 - TILLABLE LAND	MXE2	0	2.7000	0
6 - WOODLAND	EE	0	1.6400	0
6 - WOODLAND	MCA	0	0.1700	0
6 - WOODLAND	MXE2	0	0.2600	0
6 - WOODLAND	RK	0	0.3800	0
4 - TILLABLE LAND	PG	0	0.0200	0

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers; the Treasurer's Office for question related to property taxes due; or the Assessor's Office for information on assessed values.

Valuation (Assessor)

Assessment Year	2025	2024	2023	2022	2021
Land	\$88,300.00	\$94,900.00	\$79,100.00	\$62,500.00	\$53,700.00
Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$88,300.00	\$94,900.00	\$79,100.00	\$62,500.00	\$53,700.00

Tax History (Treasurer)

Tax Year	Current Spring Tax	Drainage/ Liens	Fees	Penalty	Delinquent	Delinquent Fee	Spring Tax Due	Current Fall Tax	Drainage/ Liens	Fees	Fall Tax Due	Total Balance	Current Due
2024 Pay 2025	\$667.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$667.20	\$0.00	\$0.00	\$667.20	\$0.60	\$0.60
2023 Pay 2024	\$588.90	\$17.04	\$0.00	\$60.60	\$472.56	\$0.00	\$0.00	\$588.90	\$0.00	\$0.00	\$588.90	\$0.00	\$0.00
2022 Pay 2023	\$450.06	\$17.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$450.06	\$0.00	\$0.00	\$472.56	\$472.56	\$472.56
2021 Pay 2022	\$426.67	\$0.00	\$0.00	\$21.34	\$0.00	\$0.00	\$0.00	\$426.67	\$0.00	\$0.00	\$426.67	\$0.00	\$0.00
2020 Pay 2021	\$437.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$437.97	\$0.00	\$0.00	\$437.97	\$0.00	\$0.00

COUNTY PROPERTY INFORMATION

Tax History - Historic (Treasurer)

Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year

Detail:				
Tax Year	Type	Category	Description	Amount
2023 Pay 2024	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$22.50
2023 Pay 2024	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$450.06
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$450.06
2022 Pay 2023	Special Assessment Detail	Tax	REBECCA KNIGHT 1st Installment Tax	\$17.04
2022 Pay 2023	Property Tax Detail	Penalty	2nd Installment Penalty	\$22.50
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$450.06
2022 Pay 2023	Special Assessment Detail	Tax	REBECCA KNIGHT 2nd Installment Tax	\$0.00
2021 Pay 2022	Property Tax Detail	Penalty	1st Installment Penalty	\$21.34
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$426.67
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$426.67
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$437.97
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$437.97
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$486.23
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$486.23
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$536.36
2018 Pay 2019	Special Assessment Detail	Tax	REBECCA KNIGHT 1st Installment Tax	\$17.04
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$536.36
2018 Pay 2019	Special Assessment Detail	Tax	REBECCA KNIGHT 2nd Installment Tax	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$550.05
2017 Pay 2018	Special Assessment Detail	Tax	REBECCA KNIGHT 1st Installment Tax	\$17.04
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$550.05
2017 Pay 2018	Special Assessment Detail	Tax	REBECCA KNIGHT 2nd Installment Tax	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$578.67
2016 Pay 2017	Special Assessment Detail	Tax	REBECCA KNIGHT 1st Installment Tax	\$15.49
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$578.67
2016 Pay 2017	Special Assessment Detail	Tax	REBECCA KNIGHT 2nd Installment Tax	\$0.00

Total:

Tax Year	Amount
2023 Pay 2024	\$472.56
2022 Pay 2023	\$939.66
2021 Pay 2022	\$874.68
2020 Pay 2021	\$875.94
2019 Pay 2020	\$972.46
2018 Pay 2019	\$1,089.76
2017 Pay 2018	\$1,117.14
2016 Pay 2017	\$1,172.83

Payments (Treasurer)

Detail:

Tax Year	Payment Date	Amount
2024 Pay 2025	5/22/2025	\$666.60
2024 Pay 2025	5/16/2025	\$667.20
2023 Pay 2024	11/21/2023	\$472.56
2023 Pay 2024	8/1/2024	\$666.54
2023 Pay 2024	11/15/2024	\$588.90
2022 Pay 2023	5/15/2023	\$467.10
2021 Pay 2022	5/11/2022	\$448.01
2021 Pay 2022	11/14/2022	\$426.67
2020 Pay 2021	5/3/2021	\$437.97
2020 Pay 2021	11/9/2021	\$437.97

Total:

Tax Year	Amount
2024 Pay 2025	\$1,333.80
2023 Pay 2024	\$1,728.00
2022 Pay 2023	\$467.10
2021 Pay 2022	\$874.68
2020 Pay 2021	\$875.94

COUNTY PROPERTY INFORMATION

Payments - Historic (Treasurer)

Detail:

Tax Year	Payment Date	Paid By	Amount
2023 Pay 2024	11/21/2023	Garwood Farms	\$472.56
2022 Pay 2023	5/15/2023	Garwood Farms LLC	\$467.10
2021 Pay 2022	11/14/2022	11-10-22 CCTXT	\$426.67
2021 Pay 2022	5/11/2022	Garwood, Clotene	\$448.01
2020 Pay 2021	11/9/2021	Garwood, Clotene M	\$437.97
2020 Pay 2021	5/3/2021	Garwood, Clotene	\$437.97
2019 Pay 2020	11/10/2020	Garwood, Clotene	\$486.23
2019 Pay 2020	6/4/2020	Garwood, Clotene	\$486.23
2018 Pay 2019	11/4/2019	Garwood, Clotene	\$536.36
2018 Pay 2019	5/10/2019	Garwood, Clotene M	\$553.40
2017 Pay 2018	11/13/2018	Garwood, Clotene	\$550.05
2017 Pay 2018	5/10/2018	Garwood, Clotene	\$567.09

Total:

Tax Year	Amount
2023 Pay 2024	\$472.56
2022 Pay 2023	\$467.10
2021 Pay 2022	\$874.68
2020 Pay 2021	\$875.94
2019 Pay 2020	\$972.46
2018 Pay 2019	\$1,089.76
2017 Pay 2018	\$1,117.14

Transfers (Assessor)

Date	Type	Instrument	To	SalePrice
1/8/2025	transfer	QUITCLAIM DEED	Garwood, Michael R, Sasha L Mosser, Travis J Garwo	\$0
1/7/2025	transfer	QUITCLAIM DEED	Michael R Garwood; Sasha L Mosser; Travis J Garwoo	\$0
6/10/2022	transfer	QC	Garwood Farms, LLC	\$0
6/10/2022	transfer	AS	Garwood, Clotene	\$0
1/1/1900	transfer	WD	Garwood, Robert & I Clotene	\$0

Notes (Auditor & Treasurer)

Date	Type	Note
02/08/2001		TRANSFER Transfer from: COMBINED PARCELS PER OWNER Date of Transfer: 03/02/97

Map



No data available for the following modules: Assessment Appeals Process, Residential Dwellings (Assessor), Improvements (Assessor), Deductions (Auditor), Photos (Assessor), Sketches (Assessor).

Property Record Card

PROPERTY RECORD CARD

35-01-24-300-083.900-006

JACKSON TWP 1980 & NE

1/2

General Information
Parcel Number 35-01-24-300-083.900-006
Local Parcel Number

Ownership
 Garwood, Michael R, Sasha L Mosser,
 6306 Cornwalis Dr, Apt 1B
 FORT WAYNE, IN 46804

Transfer of Ownership
Date 01/08/2025
Owner Garwood, Michael R, S
Doc ID Code 2025000095
Book/Page QUIT /
Adj Sale Price /
Vl /

Notes
 11/1900 CY18: CYCLICAL REASSESSMENT 2018
 11/1900 CY22: CYCLICAL REASSESSMENT 2022

Tax ID:
Routing Number 4F24-1-C16
Property Class 100
 Vacant Land

Legal
 004-00839-00 FR SW SEC 24 49.98 AC E NW SEC
 25 5 AC COMBINED PARCELS PER OWNER
 98PAY99

Assessment Year 2025
Reason For Change WIP
As Of Date 04/14/2025

Valuation Method Indiana Cost Mod
Equalization Factor 1.0000

Location Information
County Huntington
Township JACKSON TOWNSHIP
District 006 (Local 004) JACKSON TOWNSHIP
School Corp 3625 HUNTINGTON COUNTY COMMUN

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

Notice Required

Land
 Land Res (1) \$99,500
 Land Non Res (2) \$0
 Land Non Res (3) \$0

Section/Plat
Location Address (1) N Mayne Rd
 Roanoke, IN 46783

2023
GenReval 01/01/2023
Indiana Cost Mod 1.0000
Value \$79,100

2024
GenReval 01/01/2024
Indiana Cost Mod 1.0000
Value \$94,900

2025
GenReval AA
Indiana Cost Mod 1.0000
Value \$99,500

2021
GenReval 01/01/2021
Indiana Cost Mod 1.0000
Value \$53,700

2022
GenReval 01/01/2022
Indiana Cost Mod 1.0000
Value \$62,500

2023
GenReval 01/01/2023
Indiana Cost Mod 1.0000
Value \$62,500

2024
GenReval 01/01/2024
Indiana Cost Mod 1.0000
Value \$62,500

2025
GenReval AA
Indiana Cost Mod 1.0000
Value \$99,500

2026
GenReval 01/01/2026
Indiana Cost Mod 1.0000
Value \$99,500

2027
GenReval 01/01/2027
Indiana Cost Mod 1.0000
Value \$99,500

2028
GenReval 01/01/2028
Indiana Cost Mod 1.0000
Value \$99,500

Improvement
 Imp Res (1) \$0
 Imp Non Res (2) \$0
 Imp Non Res (3) \$0

Market Factor 1.0000
Market Value \$79,100

Market Factor 1.0000
Market Value \$94,900

Market Factor 1.0000
Market Value \$99,500

Total
 Total Res (1) \$0
 Total Non Res (2) \$0
 Total Non Res (3) \$0

Total
 Total Res (1) \$0
 Total Non Res (2) \$0
 Total Non Res (3) \$0

Total
 Total Res (1) \$0
 Total Non Res (2) \$0
 Total Non Res (3) \$0

Total
 Total Res (1) \$0
 Total Non Res (2) \$0
 Total Non Res (3) \$0

Land Computations
 Calculated Acreage 54.98
 Actual Frontage 0
 Developer Discount

Parcel Acreage 54.98
81 Legal Drain NV 0.41
82 Public Roads NV 1.37
83 UT Towers NV 0.00
9 Homesite 0.00
91/92 Acres 0.00

Total Acres Farmland 53.20
Farmland Value \$99,510
Measured Acreage 53.20
Avg Farmland Value/Acre 1870
Value of Farmland \$99,480
Classified Total \$0
Farm / Classified Value \$99,500
Homesite(s) Value \$0
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$99,500
CAP 2 Value \$0
CAP 3 Value \$0
Total Value \$99,500

Land Data (Standard Depth: Res 150', Cl 150' Base Lot: Res 0' X 0', Cl 0' X 0')
Pricing Metho d 4 A MXC 0 24.7800 0.68 \$2,390 \$1,625 \$40,268 0% 1.0000 0.00 100.00 0.00 \$40,270
 4 A RK 0 3.7800 1.28 \$2,390 \$3,059 \$11,563 0% 1.0000 0.00 100.00 0.00 \$11,560
 4 A BCB2 0 10.2400 0.85 \$2,390 \$2,032 \$20,808 0% 1.0000 0.00 100.00 0.00 \$20,810
 4 A MCA 0 7.8600 1.02 \$2,390 \$2,438 \$19,163 0% 1.0000 0.00 100.00 0.00 \$19,160
 4 A GLB2 0 0.1300 0.77 \$2,390 \$1,840 \$239 0% 1.0000 0.00 100.00 0.00 \$240
 4 A EE 0 1.2400 1.02 \$2,390 \$2,438 \$3,023 0% 1.0000 0.00 100.00 0.00 \$3,020
 4 A MXE 0 2.7000 0.50 \$2,390 \$1,195 \$3,227 0% 1.0000 0.00 100.00 0.00 \$3,230
 4 A PG 0 0.0200 1.11 \$2,390 \$2,653 \$53 0% 1.0000 0.00 100.00 0.00 \$50
 6 A EE 0 1.6400 1.02 \$2,390 \$2,438 \$3,998 -80% 1.0000 0.00 100.00 0.00 \$800
 6 A MCA 0 0.1700 1.02 \$2,390 \$2,438 \$414 -80% 1.0000 0.00 100.00 0.00 \$80
 6 A MXE 0 0.2600 0.50 \$2,390 \$1,195 \$311 -80% 1.0000 0.00 100.00 0.00 \$60
 6 A RK 0 0.3800 1.28 \$2,390 \$3,059 \$1,162 -80% 1.0000 0.00 100.00 0.00 \$230
 81 A APA 0 0.4100 1.15 \$2,390 \$2,749 \$1,127 -100% 1.0000 0.00 100.00 0.00 \$00
 82 A BCB2 0 1.3700 0.85 \$2,390 \$2,032 \$2,784 -100% 1.0000 0.00 100.00 0.00 \$00

Characteristics
Flood Hazard
ERA
TIF

Neighborhood Life Cycle Stage
 Static
 Printed Monday, April 14, 2025

Data Source N/A
Collector 08/30/2001 JB
Appraiser 03/01/2002 AR

Review Group 2024

Property Photos

TRACTS 1-3



TRACTS 1 & 2



TRACTS 1 & 2



TRACTS 2 & 3



TRACT 3



TRACT 3





TRACTS 1-3



TRACT 1







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