

*Northwest Allen County*  
**REAL ESTATE AUCTION** CHURUBUSCO, INDIANA

**169<sup>±</sup>**  
*acres*

**INCLUDES 5 BEDROOM HOME WITH BARN & POND  
OFFERED IN 13 TRACTS OR COMBINATIONS**

- 5 Bedroom Home with 48' x 98' Morton Pole Barn on 10.5<sup>±</sup> Acres and Pond
- 7<sup>±</sup> Acre Building Site with Pond
- Multiple Small Acre Potential Country Building Sites
- Approximately 140 Quality Tillable Acres
- Approximately 16 Acres Woods for Hunting and Recreation

**INFORMATION** *Booklet*

*Monday* **APRIL 13**

ONLINE BIDDING AVAILABLE

**6:00PM**

HELD AT THE ALLEN COUNTY FAIRGROUNDS, FORT WAYNE, IN



# 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.



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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## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 13 individual tracts, any combination of tracts (subject to "Swing" Tract Limitations) and as a total 169± 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.

**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's Deed(s).

**CLOSING:** The balance of the purchase price is due at closing with a targeted closing date approximately 30 days after the auction.

**POSSESSION:** Possession is at day of closing.

**REAL ESTATE TAXES:** The Seller to pay 2025

taxes due in 2026. Buyer(s) will be responsible for all taxes due thereafter.

**PROPERTY INSPECTION:** 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.

**TRACT MAP and ACRES:** Auction tract maps and acre estimates are approximations provided for identification and illustration purposes only.

**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.

**EASEMENTS:** All real estate 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 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, at their own risk, their 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.

**Auction Manager:**

**Jerry Ehle - 260.410.1996**

**260.749.0445 • 866.340.0445**

**SchraderFortWayne.com**



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# **BIDDER PRE-REGISTRATION FORM**

**MONDAY, APRIL 13, 2026**

**169± ACRES – ALLEN 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 Monday, April 6, 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  
169± Acres • Allen County, Indiana  
Monday, April 13, 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 Monday, April 13, 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, Monday, April 6, 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:**

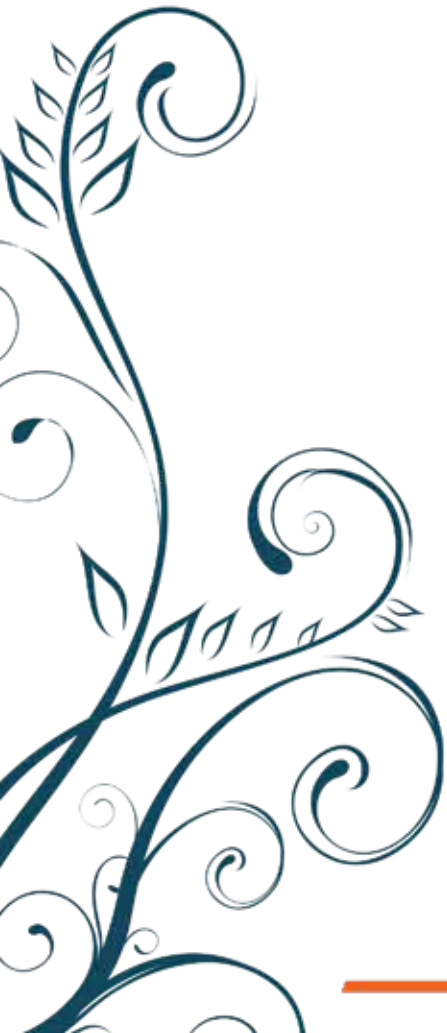
E-mail address of registered bidder: \_\_\_\_\_

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.

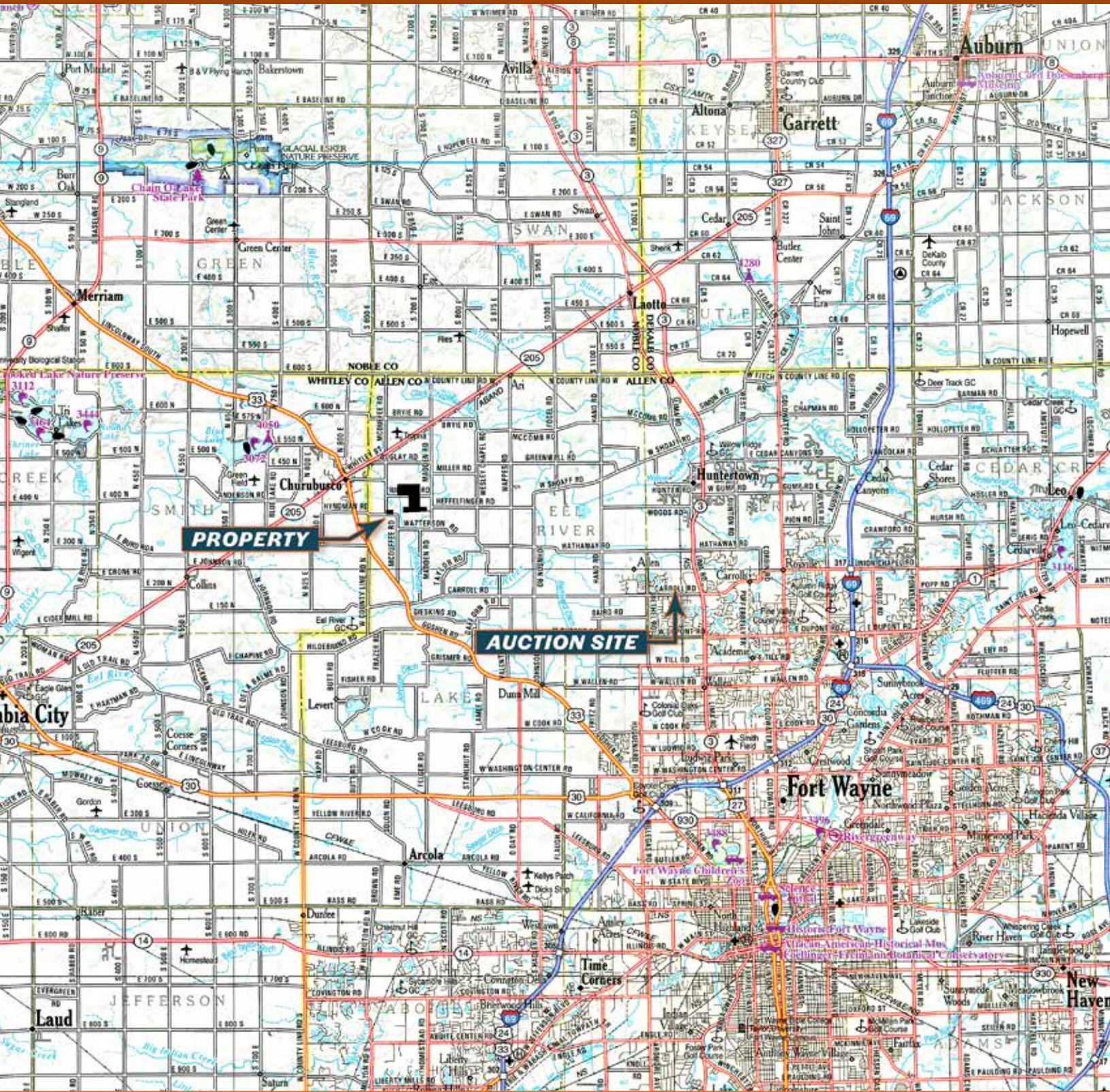


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# ***LOCATION MAP***



# LOCATION MAP



**PROPERTY LOCATION:** Eel River Township; **HOME AND 10.5± ACRES:** 12126 Hyndman Rd, Churubusco;  
**FARMLAND:** 11600 Richard Rd and 14720 Madden Rd, Churubusco

**AUCTION SITE:** Allen County Fairgrounds, Home & Arts Building, 2726 Carroll Rd, Fort Wayne



**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 at 800.451.2709.

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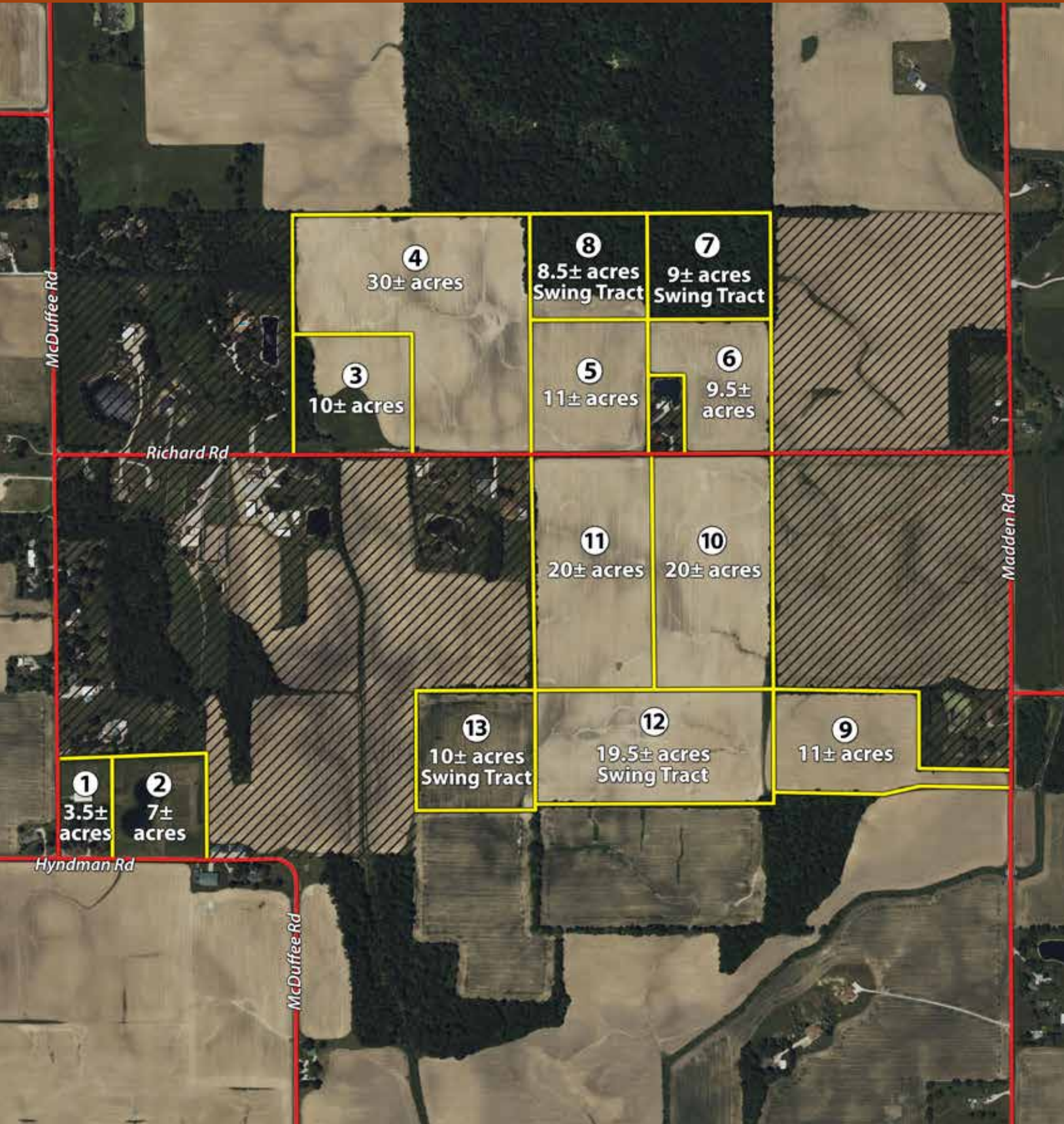


# ***TRACT MAP***



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# TRACT MAP



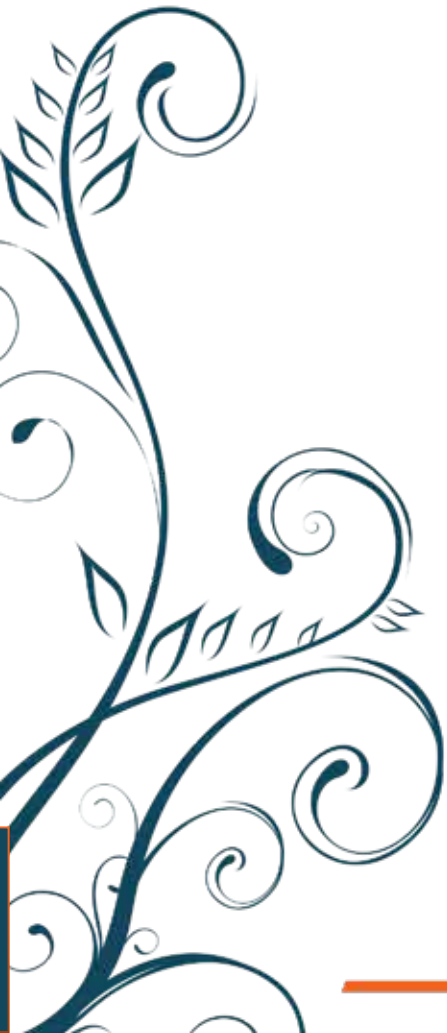
**PREVIEW DATES: Sunday, March 22 - 2-4pm & Tuesday, April 7 - 5-7pm**

Meet a Schrader Representative at the Home on Hyndman Rd or call an Auction Manager for private showing, Jerry Ehle • 260.410.1996



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# ***TRACT DESCRIPTIONS***



# 169± acres

# Northwest Allen County REAL ESTATE

CHURUBUSCO, INDIANA

# AUCTION

**INCLUDES 5 BEDROOM HOME WITH BARN & POND - OFFERED IN 13 TRACTS OR COMBINATIONS**

*The auction will be conducted as a multi-parcel auction, meaning multiple parcels or auction "tracts" will be offered for sale in various amalgamations, including as individual tracts, combinations of tracts, and all tracts as a whole (subject to "swing tract" limitations, if applicable).*

*"Swing" Tract Limitations: Swing Tracts can only be bid on by an adjacent landowner or in combination with a tract or combination of tracts with road access.*

**TRACT 1: 5 Bedroom Home on 3.5± acres with 48' x 98' Pole Building** located at 12126 Hyndman Rd, on a corner setting with McDuffee Rd. This tract has a 1,700 sq. ft. home with beautiful natural wood floors throughout. A large kitchen and attached living room provides room for a large family and entertaining. There is a spacious bonus family room with wood-burning fireplace. The 3-car attached garage is finished, heated and measures 39' x 29' for over 1,100 sq. ft. of space and even has a small built-in office. The 48' x 98' Morton pole barn sets behind the home with access off of McDuffee Rd and has a dirt floor. The west opening is 24' wide with sliders and has 13' height. There is also a 26' concrete apron. The building has 110 electric throughout.

**TRACT 2: 7± acres, Potential Building Site with Pond** and over 500 feet of road frontage along Hyndman Rd. There is a 1± acre pond on this site with 3± acres east of the pond for a potential building site. The pond is approximately 18' deep and stocked with a variety of fish.

*Combine Tracts 1 and 2 for the complete 10.5± acre homestead with home, barn, and pond and plenty of room for pastures, recreation, etc.*

**TRACT 3: 10± acres, Potential Building Site** with over 600 feet of road frontage along Richard Rd. There is a large depression towards the front offering a beautiful potential walk-out site. The soils are a combination of Pewamo silty clay and Blount loam on the top.

**TRACT 4: 30± acres, Mostly Tillable Land** with over 600 feet of road frontage and runs back deep past the woods on Tract 8. The soils are mostly Morley silt loam.

**TRACT 5: 11± acres, Mostly Tillable Land and Potential Building Site!** This tract has over 600 feet of road frontage along Richard Rd. It has the woods on Tract 8 as a backdrop for a potential building site. The soils are mostly Blount loam mixed with some Morley loam.

**TRACT 6: 9.5± acres, Mostly Tillable and Potential Building Site** with over 400 feet of road frontage along Richard Rd. Also has a wooded backdrop behind for a potential building site. The soils are mostly Blount loams.

**TRACT 7: 9± acres, Swing Tract, Mostly Wooded.** There is a drain or swale that goes across the front and provides a well traveled deer route. A large flock of turkeys were recently seen in the adjacent fields. There are also some maturing hardwoods on this tract. Combine with Tract 6 for a scenic 18.5± acre estate site!

**TRACT 8: 8.5± acres, Swing Tract, Mostly Wooded.** There is plenty of deer cover and an abundance of deer traffic, and some maturing hardwoods on this tract. Combine with Tract 5 for a scenic 19.5± acre estate site.

**TRACT 9: 11± acres, Mostly Tillable Land Potential Building Site** that has road frontage off of Madden Rd. The contour on this tract really varies as it swoops up towards the center of the tract, then slopes down towards the back. It offers a very scenic view across the neighboring farms as well as a potential walk-out and possibly pond site! The soils are mostly Morley silt loam in the center and Blount loam on the edges.

**TRACT 10: 20± acres, Mostly Tillable Land** offering a combination of quality Haskins loam and Blount loam soils. There is an abundance of road frontage along the south of Richard Rd and offers a great potential estate site.

**TRACT 11: 20± acres, Mostly Tillable Land** that offers a combination of quality Haskins loam and Blount loam soils. There is an abundance of road frontage along the south of Richard Rd and also offers a great potential estate site. This tract backs up to Tract 12 and could be combined with Tract 10 and 12 for a total of 59± tillable acres

**TRACT 12: 19.5± acres, Swing Tract, Mostly Tillable.** This tract is on the back side and adjacent to Tracts 9, 10 and 11 and could be combined with any for additional acres. The soils are mostly Blount loam with some Rawsom loam.

**TRACT 13: 10± acres, Swing Tract, Mostly Tillable.** This tract lies west and adjacent to Tract 12. It could be combined with Tract 12 for additional acres. The soils are a combination of Morley silty clay and Blount loam and Rawsom loam.

**OWNER: Harold A. King Trust & Hilda M. King Trust**

**Auction Manager:**

**Jerry Ehle - 260.410.1996**



**MULTI-TRACT AUCTIONS**

# Monday APRIL 13

HELD AT THE ALLEN COUNTY FAIRGROUNDS, FORT WAYNE, IN

ONLINE BIDDING AVAILABLE

# 6:00PM

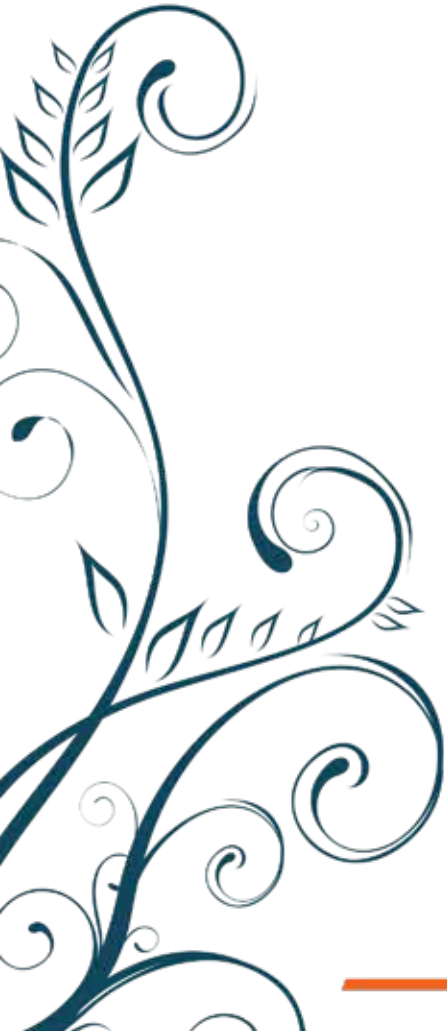
**866.340.0445**

**SchraderFortWayne.com**



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# ***RESIDENTIAL REPORT***



# RESIDENTIAL REPORT

## TRACT 1

### Residential Agent Full Detail Report

Property Type	RESIDENTIAL	Status	Active	CDOM	2	DOM	2	Auction	Yes	
MLS #	202608555	12126 Hyndman Road	Churubusco	IN	46723	LP	\$0			
	Area	Allen County	Parcel ID	02-01-19-100-006.000-044	Type	Site-Built Home	Waterfront	No		
	Sub	None	Cross Street		Bedrms	5	F Baths	1	H Baths	1
	Township	Eel River	Style	One Story	REO	No	Short Sale	No		
	School District	NWA	Elem	Arcola	JrH	Carroll	SrH	Carroll		...
	Legal Description	W824.40 OF S581.12 OF N 948.68 NE1/4 NW1/4 SEC 19								
Directions	From US 33 go east on County Road 375, north on the corner of Hyndman and McDuffee Road									
Inside City Limits	City Zoning	County Zoning	Zoning Description							

**Remarks** AUCTION: APRIL 13TH @ 6:00 PM at the ALLEN CO FAIR GROUNDS---Located on 3.5± acres at the corner of Hyndman Road and McDuffee Road in Churubusco, this property offers a great combination of country living, space, and functional outbuildings. The home features 5 bedrooms and approximately 1,700 square feet of living space, with beautiful natural wood floors throughout that add warmth and character. The large kitchen flows into the living room, creating a comfortable space for gatherings and everyday living. A spacious bonus room with a wood-burning fireplace provides additional room for relaxing or entertaining. The home also includes a finished and heated 3-car attached garage measuring 39' x 29' (over 1,100 square feet) with a built-in office, offering excellent space for hobbies, projects, or working from home. Behind the home sits a 48' x 98' Morton pole barn with convenient access off McDuffee Road. The building features a 24-foot-wide sliding door with 13 feet of height clearance, a 26-foot concrete apron, and 110 & 220 electrical service

**Agent Remarks** Please use Showing Time through the MLS. Room measurements are approximate and not guaranteed by the listing agent; buyers are responsible for confirming all measurements. Agents must register their clients with MichelleLake by emailing michelle@schraderfortwayne.com. All completed registration forms must be submitted to Michelle no later than the day prior to the auction.

Sec	Lot	Lot Ac/SF/Dir	3.5000	152,460	560x326	Lot Desc	Corner, 3-5.9999				
Above Gd Fin SqFt	1,700	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,700	Year Built	1961
Age	65	New Const	No	Date Complete		Ext	Aluminum	Bsmnt	Crawl	# Room:	8
<b>Room Dimensions</b>		Baths	Full	Half	Water	WELL	<b>Basement Material</b>				
RM DIM	LVL	B-Main	1	1	Well Type	Private	Dryer Hookup Gas	No	Fireplace	Yes	
LR	22 x 12	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No
DR	x		B-Blw G	0	0	Fuel /	Electric, Baseboard, Ceiling, Radiant	Dryer Hookup G/E	No	Split FlrPln	No
FR	x		Laundry Rm	Main	Heating		Disposal	No	Ceiling Fan	No	
KT	12 x 11	M	Laundry LW	12 x 15	Cooling	Other	Water Soft-Owned	No	Skylight	No	
BK	x						Water Soft-Rented	No	ADA Features	No	
DN	x						Alarm Sys-Sec	No	Fence		
1B	12 x 12	M					Alarm Sys-Rent	No	Golf Course	No	
2B	11 x 9	M					Garden Tub	No	Nr Wlkg Trails	No	
3B	11 x 9	M	Garage	3.0 / Attached	39 x 29 / 1,131....		Jet Tub	No	Garage Y/N	Yes	
4B	9 x 9	M	Outbuilding 1	Pole/Post Building	48 x 98		Pool	No	Off Street Pk		
5B	8 x 8	M	Outbuilding 2		x		Pool Type				
RR	x		Assn Dues		Frequency	Not Applicable	SALE INCLUDES	Dishwasher, Range-Electric			
LF	x		Other Fees				FIREPLACE	Wood Burning Stove			
EX	x		Restrictions								

Water Access	Wtr Name	Water Frontage	Channel Frontage						
Water Features		Water Type	Lake Type						
Auctioneer Name	Jerry Ehle	Lic #	UP388010700	Auction Date	4/13/2026	Time	6:0...	Location	Allen Co Fair Grounds 2726 ...
Financing:	Existing	Proposed		Excluded Party	None				
Annual Taxes	\$4,360.00	Exemption:		Year Taxes Payable	2025	Assessed Value			
Possession	at closing								
List Office	Schrader RE and Auction/Fort W - Off: 260-749-0445	List Agent	Jerry Ehle - Off: 260-749-0445						
Agent E-mail	jwehle1@aol.com	List Agent - User Code	UP388010700	List Team					
Co-List Office		Co-List Agent							
Showing Instr									
List Date	3/16/2026	Start Showing Date		Exp Date	5/13/2026	Owner/Seller a Real Estate Licensee	No	Agent/Owner Related	No
Seller Concessions Offer Y/N		Seller Concession Amount \$							
Contract Type	Exclusive Right to Sell							Special List Cond.	None
Virtual Tours:	Unbranded Virtual Tour	Lockbox Type	Mechanical/Combo	Lockbox Location	Middle Door Between	Type of Sale			
Pending Date		Closing Date		Selling Price		How Sold			
Ttl Concessions Paid		Sold/Concession Remarks				Conc Paid By			
Sell Office		Sell Agent							
Co-Sell Office		Co-Sell Agent				Sell Team			
Presented by	Jerry Ehle - Off: 260-749-0445					Schrader RE and Auction/Fort W - Off: 260-749-0445			

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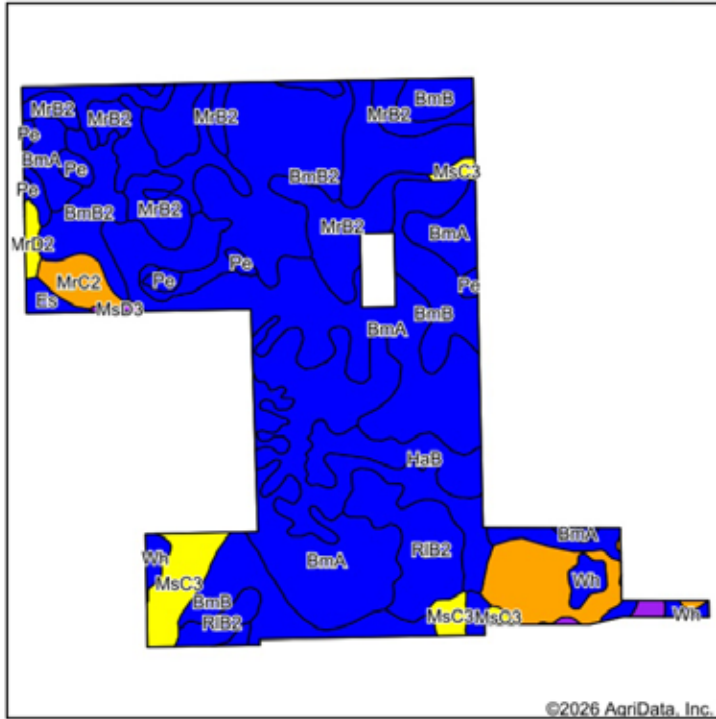
# ***SOILS MAP***



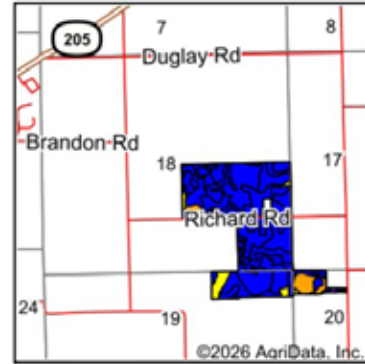
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# SOILS MAP

## TRACTS 3-13



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Allen**  
 Location: **18-32N-11E**  
 Township: **Eel River**  
 Acres: **160.24**  
 Date: **1/30/2026**

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



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	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	41.47	25.8%		llw	142	17	5				9	52	56
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	28.25	17.6%		llw	157		5	11				47	64
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	21.59	13.5%		lle	137	17	5				9	50	54
MrB2	Glywood silt loam, 2 to 6 percent slopes, eroded	17.08	10.7%		lle	128	1	4		8	5		44	57
BmB	Blount silt loam, 2 to 6 percent slopes	15.36	9.6%		lle	126	17	5				8	41	57
MrC2	Morley silt loam, 6 to 12 percent slopes, eroded	9.07	5.7%		llle	118	16	4		8			41	53
RIB2	Rawson loam, 2 to 6 percent slopes, moderately eroded	8.98	5.6%		lle	133	19	5				9	47	60
MsC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	5.73	3.6%		IVe	105	15	4		7			37	47
HaB	Haskins loam, 2 to 6 percent slopes	4.85	3.0%		lle	156		5	11				58	62
Wh	Washtenaw silt loam	3.24	2.0%		llw	165	22	5				11	49	66
MrB	Glywood silt loam, 2 to 6 percent slopes	2.04	1.3%		lle	133		4	8				46	60
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	0.95	0.6%		llw	123		7	13				43	8
MrD2	Morley silt loam, 12 to 18 percent slopes, eroded	0.83	0.5%		IVe	105	16	3	8				37	47
MsD3	Morley silty clay loam, 12 to 18 percent slopes, severely eroded	0.80	0.5%		Vle	92	15	3	6				33	42
<b>Weighted Average</b>						<b>2.16</b>	<b>138</b>	<b>11.5</b>	<b>4.8</b>	<b>4.1</b>	<b>0.5</b>	<b>5</b>	<b>47.3</b>	<b>57.1</b>



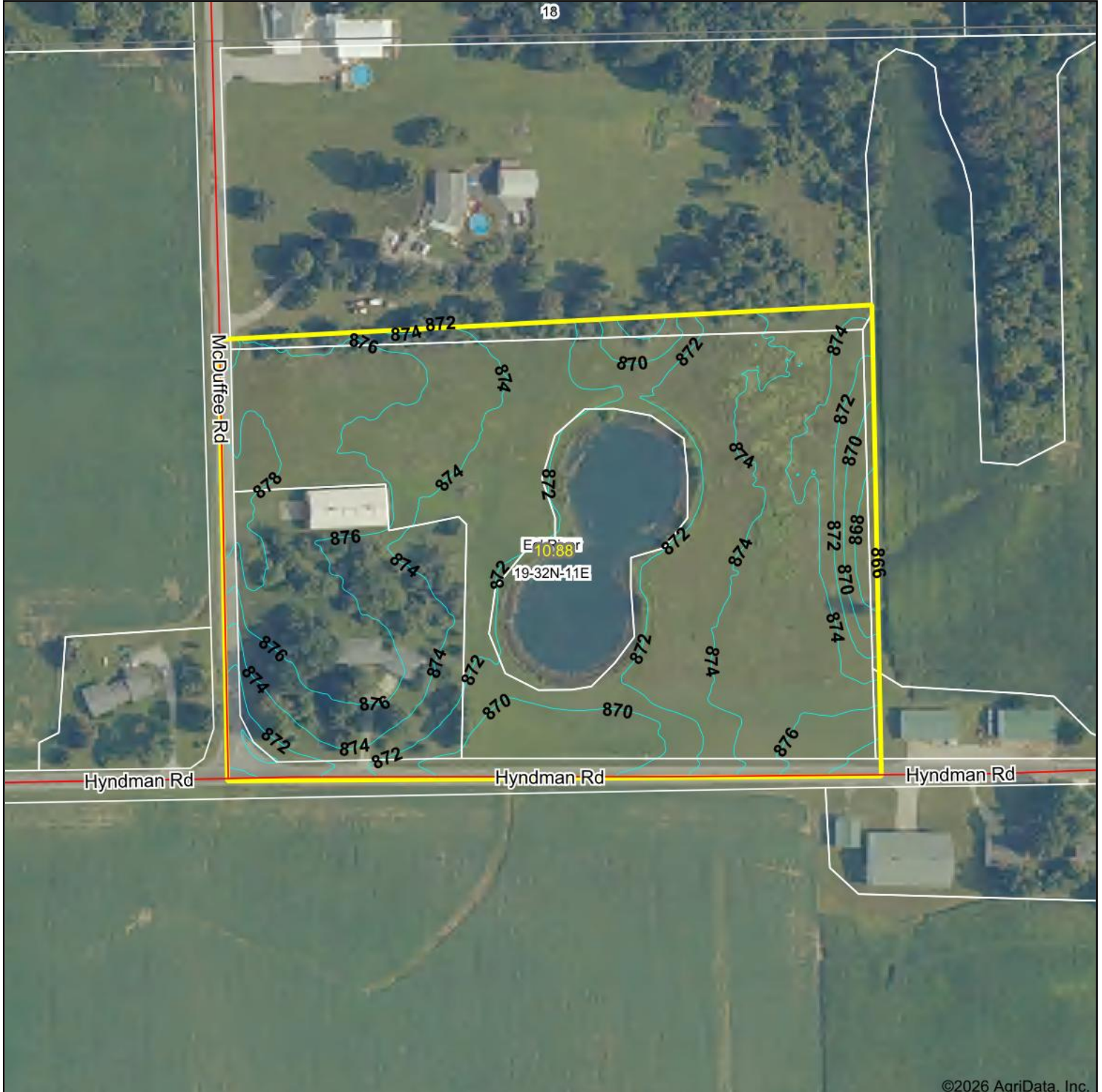
---

# ***TOPOGRAPHY MAPS***



# TOPOGRAPHY MAP

## TRACTS 1-2



©2026 AgriData, Inc.



Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem  
 Interval(ft): 2.0  
 Min: 865.7  
 Max: 879.6  
 Range: 13.9  
 Average: 873.5  
 Standard Deviation: 2.43 ft

0ft 197ft 393ft



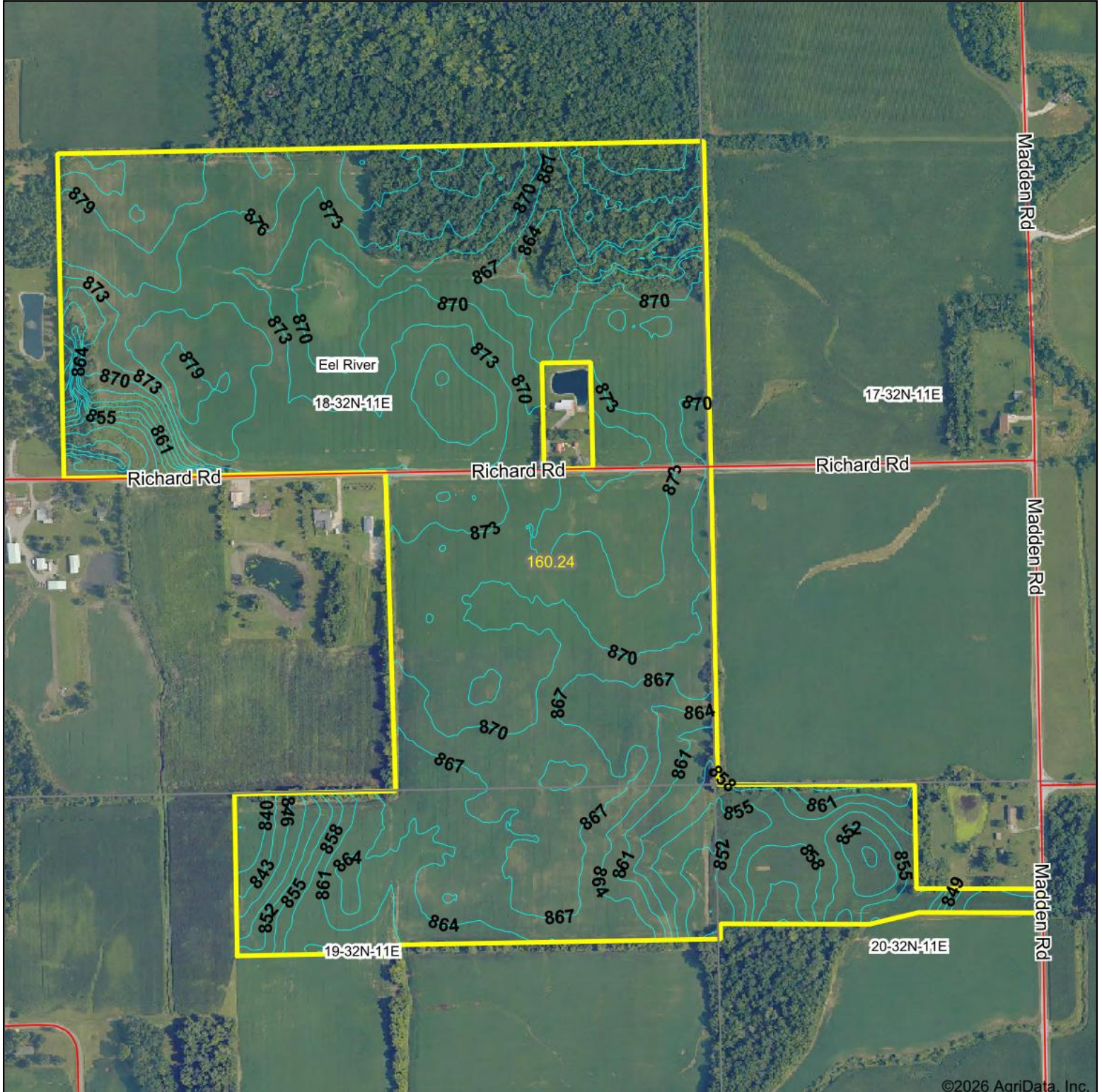
1/30/2026

**19-32N-11E**  
**Allen County**  
**Indiana**

Boundary Center: 41° 13' 7.66, -85° 18' 2.32

# TOPOGRAPHY MAP

## TRACTS 3-13



©2026 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

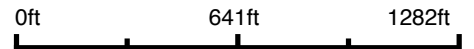
Min: 837.5

Max: 883.7

Range: 46.2

Average: 868.9

Standard Deviation: 8.04 ft



1/30/2026

18-32N-11E  
Allen County  
Indiana

Boundary Center: 41° 13' 23.75, -85° 17' 24.47



---



# ***FLOOD ZONE MAPS***



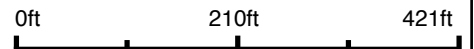
---

# FLOOD ZONE MAP

## TRACTS 1-2



Map Center: 41° 13' 7.66, -85° 18' 2.32



**19-32N-11E**  
**Allen County**  
**Indiana**



Maps Provided By  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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1/30/2026

# FLOOD ZONE MAP

## TRACTS 3-13



©2026 AgriData, Inc.



Map Center: 41° 13' 23.75, -85° 17' 24.47



**18-32N-11E**  
**Allen County**  
**Indiana**



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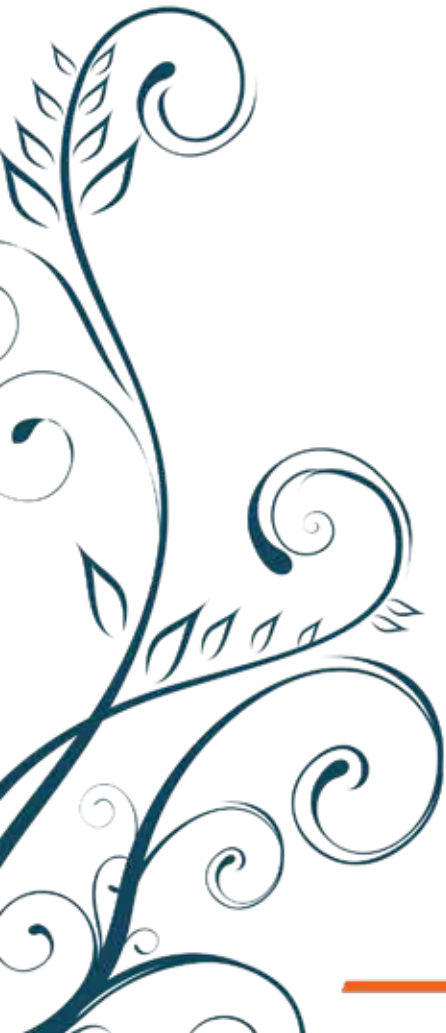
1/30/2026





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# ***FSA INFORMATION***



# FSA INFORMATION

## TRACTS 3-13

INDIANA  
ALLEN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 11201  
Prepared : 2/2/26 11:51 AM CST  
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 18-003-2016-97  
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
160.43	140.22	140.22	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	140.22	0.00		0.00	0.00	0.00	0.00	

#### Crop Election Choice

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

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	19.90	0.00	51	
Corn	57.60	0.00	103	
<b>TOTAL</b>	<b>77.50</b>	<b>0.00</b>		

#### NOTES

Tract Number : 15124  
Description :  
FSA Physical Location : INDIANA/ALLEN  
ANSI Physical Location : INDIANA/ALLEN  
BIA Unit Range Number :  
CRP Contract Number(s) : None  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : HILDA M KING  
Other Producers : None  
Recon ID : 18-003-2016-98

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
160.43	140.22	140.22	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

## TRACTS 3-13

INDIANA  
ALLEN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 11201  
Prepared : 2/2/26 11:51 AM CST  
Crop Year : 2026

#### Tract 15124 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	140.22	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	19.90	0.00	51
Corn	57.60	0.00	103
<b>TOTAL</b>	<b>77.50</b>	<b>0.00</b>	

#### NOTES

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# FSA INFORMATION

## TRACTS 3-13

**USDA Farm 11201 Tract 15124**

Administered by: Allen County, Indiana

OP:

OW: KING, HILDA M

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-05-22 12:05:02

2025 Certification map prepared on: 5/23/2025

160.43 Tract acres

140.22 Cropland acres

0 CRP acres

CRP  
 CLU

**Wetland Determination Identifiers:**

● Restricted Use **TRS: 32N11E18**

▲ Limited Restrictions **Allen**

■ Exempt from Conservation Compliance Provisions



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
1	40.83	H	2					Y
<b>Crop:</b> <b>Type:</b> <b>IUse:</b> <b>Date:</b> <b>Shares:</b>								
2	39.1	N	2					Y
<b>Crop:</b> <b>Type:</b> <b>IUse:</b> <b>Date:</b> <b>Shares:</b>								
3	60.29	H	2					Y
<b>Crop:</b> <b>Type:</b> <b>IUse:</b> <b>Date:</b> <b>Shares:</b>								



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---



# ***COUNTY PROPERTY RECORD CARDS***



---

# COUNTY PROPERTY RECORD CARD

## TRACTS 1-2

1/2

AG/RURAL RES HOMESIT

101, Cash Grain/General Farm

12126 HYNDMAN RD

KING ERIC J

02-01-19-100-006.000-044

Notes

Transfer of Ownership

Ownership

General Information

Date 01/15/2008  
Doc ID 2008002494  
Book/Page PR /  
Adj Sale Price \$ /  
V/I 1

Date 01/01/1900  
Owner KING ERIC J  
2008002494 PR /  
WD /  
V/I 1

Date 05/28/2025  
WIP  
Reason For Change  
As Of Date 03/26/2025  
Valuation Method Indiana Cost Mod  
Equalization Factor 1.0000  
Notice Required

Parcel Number 02-01-19-100-006.000-044  
Local Parcel Number 14-0019-0022  
Tax ID:

Routing Number

Legal

Assessment Year 2025  
Reason For Change Misc  
As Of Date 03/26/2025  
Valuation Method Indiana Cost Mod  
Equalization Factor 1.0000  
Notice Required

Property Class 101  
Cash Grain/General Farm

Year: 2025

Location Information

County Allen  
Township EEL RIVER TOWNSHIP  
District 044 (Local 014)  
044 EEL RIVER (14)  
School Corp 0225  
NORTHWEST ALLEN COUNTY

Section/Plat 0193211  
Location Address (1)  
12126 HYNDMAN RD  
CHURUBUSCO, IN 46723

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

Assessment Year 2024  
Reason For Change AA  
As Of Date 03/22/2024  
Valuation Method Indiana Cost Mod  
Equalization Factor 1.0000  
Notice Required

Assessment Year 2025  
Reason For Change AA  
As Of Date 03/26/2025  
Valuation Method Indiana Cost Mod  
Equalization Factor 1.0000  
Notice Required

Year: 2025  
Location Information

Land \$59,100  
Land Res (1) \$45,000  
Land Non Res (2) \$14,100  
Land Non Res (3) \$0

2024  
AA  
03/22/2024  
Indiana Cost Mod  
1.0000  
\$60,200  
\$45,000  
\$15,200  
\$0

2025  
Misc  
03/26/2025  
Indiana Cost Mod  
1.0000  
\$59,100  
\$45,000  
\$14,100  
\$0

Improvement \$236,800  
Imp Res (1) \$223,700  
Imp Non Res (2) \$0  
Imp Non Res (3) \$13,100  
Total \$295,900  
Total Res (1) \$268,700  
Total Non Res (2) \$14,100  
Total Non Res (3) \$13,100

Improvement \$236,800  
Imp Res (1) \$223,700  
Imp Non Res (2) \$0  
Imp Non Res (3) \$13,100  
Total \$295,900  
Total Res (1) \$268,700  
Total Non Res (2) \$14,100  
Total Non Res (3) \$13,100

2024  
AA  
03/22/2024  
Indiana Cost Mod  
1.0000  
\$60,200  
\$45,000  
\$15,200  
\$0

2025  
Misc  
03/26/2025  
Indiana Cost Mod  
1.0000  
\$59,100  
\$45,000  
\$14,100  
\$0

Land Computations  
Calculated Acreage 10.60  
Actual Frontage 0  
Developer Discount

Parcel Acreage 10.60  
81 Legal Drain NV 0.00  
82 Public Roads NV 0.69  
83 UT Towers NV 0.00  
9 Homesite 1.00  
91/92 Acres 0.00

2024  
AA  
03/22/2024  
Indiana Cost Mod  
1.0000  
\$60,200  
\$45,000  
\$15,200  
\$0

2025  
Misc  
03/26/2025  
Indiana Cost Mod  
1.0000  
\$59,100  
\$45,000  
\$14,100  
\$0

Land Computations  
Calculated Acreage 10.60  
Actual Frontage 0  
Developer Discount

Total Acres Farmland 8.91  
Farmland Value \$14,120  
Measured Acreage 8.91  
Avg Farmland Value/Acre 1585  
Value of Farmland \$14,120  
Classified Total \$0  
Farm / Classified Value \$14,100  
Homesite(s) Value \$45,000  
91/92 Value \$0  
Supp. Page Land Value

2024  
AA  
03/22/2024  
Indiana Cost Mod  
1.0000  
\$60,200  
\$45,000  
\$15,200  
\$0

2025  
Misc  
03/26/2025  
Indiana Cost Mod  
1.0000  
\$59,100  
\$45,000  
\$14,100  
\$0

Land Computations  
Calculated Acreage 10.60  
Actual Frontage 0  
Developer Discount

Market Model Res | EEL 441001-3 < 2199

2024  
AA  
03/22/2024  
Indiana Cost Mod  
1.0000  
\$60,200  
\$45,000  
\$15,200  
\$0

2025  
Misc  
03/26/2025  
Indiana Cost Mod  
1.0000  
\$59,100  
\$45,000  
\$14,100  
\$0

Land Computations  
Calculated Acreage 10.60  
Actual Frontage 0  
Developer Discount

Topography Rolling  
Public Utilities Electricity  
Streets or Roads Unpaved

2024  
AA  
03/22/2024  
Indiana Cost Mod  
1.0000  
\$60,200  
\$45,000  
\$15,200  
\$0

2025  
Misc  
03/26/2025  
Indiana Cost Mod  
1.0000  
\$59,100  
\$45,000  
\$14,100  
\$0

Land Computations  
Calculated Acreage 10.60  
Actual Frontage 0  
Developer Discount

Neighborhood Life Cycle Stage Other  
Printed Saturday, May 31, 2025  
Review Group 2022

2024  
AA  
03/22/2024  
Indiana Cost Mod  
1.0000  
\$60,200  
\$45,000  
\$15,200  
\$0

2025  
Misc  
03/26/2025  
Indiana Cost Mod  
1.0000  
\$59,100  
\$45,000  
\$14,100  
\$0

Land Computations  
Calculated Acreage 10.60  
Actual Frontage 0  
Developer Discount

Collector 09/08/2022  
Appraiser 09/08/2022  
Data Source N/A

2024  
AA  
03/22/2024  
Indiana Cost Mod  
1.0000  
\$60,200  
\$45,000  
\$15,200  
\$0

2025  
Misc  
03/26/2025  
Indiana Cost Mod  
1.0000  
\$59,100  
\$45,000  
\$14,100  
\$0

Land Computations  
Calculated Acreage 10.60  
Actual Frontage 0  
Developer Discount

Cap 1 Value \$45,000  
Cap 2 Value \$14,100  
Cap 3 Value \$0  
Total Value \$59,100

2024  
AA  
03/22/2024  
Indiana Cost Mod  
1.0000  
\$60,200  
\$45,000  
\$15,200  
\$0

2025  
Misc  
03/26/2025  
Indiana Cost Mod  
1.0000  
\$59,100  
\$45,000  
\$14,100  
\$0

Land Computations  
Calculated Acreage 10.60  
Actual Frontage 0  
Developer Discount

Collector 09/08/2022  
Appraiser 09/08/2022  
Data Source N/A

2024  
AA  
03/22/2024  
Indiana Cost Mod  
1.0000  
\$60,200  
\$45,000  
\$15,200  
\$0

2025  
Misc  
03/26/2025  
Indiana Cost Mod  
1.0000  
\$59,100  
\$45,000  
\$14,100  
\$0

Land Computations  
Calculated Acreage 10.60  
Actual Frontage 0  
Developer Discount

# COUNTY PROPERTY RECORD CARD

## TRACTS 3-4

1/2

AG/RURAL RES HOMESIT

100, Vacant Land

11600 RICHARD RD

KING HILDA M TRS

02-01-18-400-001.000-044

Notes

Transfer of Ownership

Ownership

General Information

Doc ID Code Book/Page Adj Sale Price V/I  
0 WD 99/11497 I

Date Owner  
10/07/1999 KING HILDA M TRS  
01/01/1900 KING HAROLD A & HI

KING HILDA M TRS  
KING HILDA M TRS  
12126 HYNDMAN RD  
CHURUBUSCO, IN 46723-9430

Parcel Number 02-01-18-400-001.000-044  
Local Parcel Number 14-0018-0008

Routing Number

Legal

NW 1/4 SE 1/4 SEC 18

Routing Number

Property Class 100  
Vacant Land

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

Assessment Year 2025

Location Information

Reason For Change AA

As Of Date 03/22/2024

Reason For Change WIP

County Allen

Valuation Method Indiana Cost Mod

Equalization Factor 1.0000

Notice Required

Township EEL RIVER TOWNSHIP

Land \$75,900

Land Res (1) \$0

Land Non Res (2) \$70,500

School Corp 0225 NORTHWEST ALLEN COUNTY

Improvement \$0

Imp Res (1) \$0

Imp Non Res (2) \$0

Neighborhood 441003-044

Total \$79,500

Total Res (1) \$0

Total Non Res (2) \$70,500

Section/Plat 0183211

Market Model N/A

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

Location Address (1) 11600 RICHARD RD

Location Address (1) 11600 RICHARD RD

Parcel Acreage 40.00

Actual Frontage 0

Developer Discount

CHURUBUSCO, IN 46723

81 Legal Drain NV 1.01

82 Public Roads NV 0.64

83 UT Towers NV 0.00

9 Homesite 0.00

91/92 Acres 0.00

Total Acres Farmland 38.35

Farmland Value \$70,510

Measured Acreage 38.35

Avg Farmland Value/Acre 1839

Value of Farmland \$70,520

Classified Total \$0

Farm / Classified Value \$70,500

Homesite(s) Value \$0

91/92 Value \$0

Supp. Page Land Value \$0

CAP 1 Value \$0

CAP 2 Value \$70,500

CAP 3 Value \$0

Total Value \$70,500

Other \$0

Printed

Friday, May 30, 2025

Review Group 2022

Printed

Collector 04/28/2022

Appraiser 04/28/2022

tmplaa

tmplaa

Data Source N/A

Collector 04/28/2022

Appraiser 04/28/2022

tmplaa

Land Computations

Calculated Acreage 40.00

Actual Frontage 0

Developer Discount

Parcel Acreage 40.00

81 Legal Drain NV 1.01

82 Public Roads NV 0.64

83 UT Towers NV 0.00

9 Homesite 0.00

91/92 Acres 0.00

Total Acres Farmland 38.35

Farmland Value \$70,510

Measured Acreage 38.35

Avg Farmland Value/Acre 1839

Value of Farmland \$70,520

Classified Total \$0

Farm / Classified Value \$70,500

Homesite(s) Value \$0

91/92 Value \$0

Supp. Page Land Value \$0

CAP 1 Value \$0

CAP 2 Value \$70,500

CAP 3 Value \$0

Total Value \$70,500

Other \$0

# COUNTY PROPERTY RECORD CARD

## TRACTS 5-8 & 10-11

02-01-18-400-008.000-044

**General Information**

**Parcel Number**  
02-01-18-400-008.000-044  
**Local Parcel Number**  
14-0018-0007

**Tax ID:**

**Routing Number**

**Property Class 100**  
Vacant Land

**Year: 2025**

**Location Information**

**County**  
Allen  
**Township**  
EEL RIVER TOWNSHIP  
**District 044 (Local 014)**  
044 EEL RIVER (14)  
**School Corp 0225**  
NORTHWEST ALLEN COUNTY  
**Neighborhood 441003-044**  
AG/RURAL RES HOMESITES 01 (

**Section/Plat**  
0183211

**Location Address (1)**  
RICHARD RD  
CHURUBUSCO, IN 46723

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography**  
Rolling  
**Flood Hazard**  
ERA  
**Public Utilities**  
Electricity  
**Streets or Roads**  
Unpaved  
**Neighborhood Life Cycle Stage**  
Other

Printed  
Friday, May 30, 2025

**Review Group** 2022

RICHARD RD

**Ownership**

**Owner**  
KING HILDA M TRS  
10/07/1999 KING HILDA M TRS  
01/01/1900 KING HAROLD A & HI

**Legal**

E 1/2 SE 1/4 EX W 200 OF E  
684.3 OF S 435.62 FT N OF  
RD SEC 18



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

2025	2025	2025	2024	2023	2022
Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required
WIP	Misc	05/29/2025	Indiana Cost Mod	1.0000	1.0000
05/28/2025		03/28/2025	Indiana Cost Mod	1.0000	1.0000
1.0000		03/22/2024	Indiana Cost Mod	1.0000	1.0000
		04/07/2023	Indiana Cost Mod	1.0000	1.0000
		03/21/2022	Indiana Cost Mod		

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)
\$128,000	\$0	\$128,000	\$0	\$0	\$0	\$0	\$0	\$128,000	\$0	\$128,000	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$128,000	\$0	\$128,000	\$0	\$0	\$0	\$0	\$0	\$128,000	\$0	\$128,000	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')**

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4 A	A	BMA	0	20.336	0.89	\$2,120	\$1,887	\$38,374	0%	1.0000	0.00	100.00	0.00	\$38,370
4 A	A	BMB	0	6.116	0.89	\$2,120	\$1,887	\$11,541	0%	1.0000	0.00	100.00	0.00	\$11,540
4 A	A	BMB	0	5.443	0.85	\$2,120	\$1,802	\$9,808	0%	1.0000	0.00	100.00	0.00	\$9,810
4 A	A	HAB	0	4.857	1.06	\$2,120	\$2,247	\$10,914	0%	1.0000	0.00	100.00	0.00	\$10,910
4 A	A	MRB	0	5.446	0.77	\$2,120	\$1,632	\$8,888	0%	1.0000	0.00	100.00	0.00	\$8,890
4 A	A	MSC	0	.044	0.60	\$2,120	\$1,272	\$56	0%	1.0000	0.00	100.00	0.00	\$60
4 A	A	PE	0	15.412	1.11	\$2,120	\$2,353	\$36,264	0%	1.0000	0.00	100.00	0.00	\$36,260
4 A	A	RLB2	0	2.949	0.94	\$2,120	\$1,993	\$5,877	0%	1.0000	0.00	100.00	0.00	\$5,880
6 A	A	BMB	0	2.186	0.89	\$2,120	\$1,887	\$4,125	-80%	1.0000	0.00	100.00	0.00	\$820
6 A	A	BMB	0	5.633	0.85	\$2,120	\$1,802	\$10,151	-80%	1.0000	0.00	100.00	0.00	\$2,030
6 A	A	MRB	0	2.594	0.77	\$2,120	\$1,632	\$4,233	-80%	1.0000	0.00	100.00	0.00	\$850
6 A	A	MSC	0	.465	0.60	\$2,120	\$1,272	\$591	-80%	1.0000	0.00	100.00	0.00	\$120
6 A	A	PE	0	5.1	1.11	\$2,120	\$2,353	\$12,000	-80%	1.0000	0.00	100.00	0.00	\$2,400
82 A	A		0	1.419	1.00	\$2,120	\$2,120	\$3,008	-100%	1.0000	0.00	100.00	0.00	\$0

**Data Source** N/A

**Collector** 04/28/2022 tmplaa

**Appraiser** 04/28/2022 tmplaa

AG/RURAL RES HOMESIT

**Transfer of Ownership**

**Doc ID** Code Book/Page Adj Sale Price V/I  
0 WD 99/11497

**Notes**

**Land Computations**

Calculated Acreage	78.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	78.00
81 Legal Drain NV	0.00
82 Public Roads NV	1.42
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	76.58
Farmland Value	\$127,940
Measured Acreage	76.58
Avg Farmland Value/Acre	1671
Value of Farmland	\$127,970
Classified Total	\$0
Farm / Classified Value	\$128,000
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$128,000
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$128,000</b>

# COUNTY PROPERTY RECORD CARD

## TRACTS 9

1/2

AG/RURAL RES HOMESIT

100, Vacant Land

14720 MADDEN RD

KING HILDA M TRS

02-01-20-100-001.000-044

Notes

Transfer of Ownership

Ownership

General Information

Date 11/02/1999  
01/01/1900

Doc ID Code 0  
WD 99/12619  
WD / /

Owner KING HILDA M TRS  
KING HAROLD A & HI

Parcel Number 02-01-20-100-001.000-044  
Local Parcel Number 14-0020-0011

Legal

NW 1/4 NW 1/4 EX E 512.5 OF N 425 FT & EX FRL S 793.9 FT SEC 20

Routing Number

Property Class 100  
Vacant Land

Year: 2025

Assessment Year 2025

Reason For Change WIP

Location Information

County Allen

As Of Date 05/28/2025

Valuation Method Indiana Cost Mod

District 044 (Local 014)

Township EEL RIVER TOWNSHIP

Equalization Factor 1.0000

Notice Required

School Corp 0225

Neighborhood 441003-044

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

Year: 2025

Location Information

Section/Plat 020 32

2025 2025 2024 2023 2022

Reason For Change AA AA AA AA

County Allen

Location Address (1) 14720 MADDEN RD

2025 2025 2024 2023 2022

As Of Date 03/28/2025

County Allen

Location Address (1) 14720 MADDEN RD

2025 2025 2024 2023 2022

As Of Date 03/28/2025

County Allen

Location Address (1) 14720 MADDEN RD

2025 2025 2024 2023 2022

As Of Date 03/28/2025

County Allen

Location Address (1) 14720 MADDEN RD

2025 2025 2024 2023 2022

As Of Date 03/28/2025

County Allen

Location Address (1) 14720 MADDEN RD

2025 2025 2024 2023 2022

As Of Date 03/28/2025

County Allen

Location Address (1) 14720 MADDEN RD

2025 2025 2024 2023 2022

As Of Date 03/28/2025

County Allen

Location Address (1) 14720 MADDEN RD

2025 2025 2024 2023 2022

As Of Date 03/28/2025

County Allen

Location Address (1) 14720 MADDEN RD

2025 2025 2024 2023 2022

As Of Date 03/28/2025

County Allen

Location Address (1) 14720 MADDEN RD

2025 2025 2024 2023 2022

As Of Date 03/28/2025

County Allen

Location Address (1) 14720 MADDEN RD

2025 2025 2024 2023 2022

As Of Date 03/28/2025

County Allen

Location Address (1) 14720 MADDEN RD

2025 2025 2024 2023 2022

As Of Date 03/28/2025

County Allen

Location Address (1) 14720 MADDEN RD

2025 2025 2024 2023 2022

As Of Date 03/28/2025

County Allen

Location Address (1) 14720 MADDEN RD

2025 2025 2024 2023 2022

As Of Date 03/28/2025

County Allen

Location Address (1) 14720 MADDEN RD

2025 2025 2024 2023 2022

As Of Date 03/28/2025

County Allen

Year	2025	2025	2024	2023	2022
Assessment Year	2025	2025	2024	2023	2022
Reason For Change	WIP	Misc	AA	AA	AA
As Of Date	05/28/2025	03/28/2025	03/22/2024	04/07/2023	03/21/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$18,000	\$18,000	\$19,300	\$16,100	\$12,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$18,000	\$18,000	\$19,300	\$16,100	\$12,700
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$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
Total	\$18,000	\$18,000	\$19,300	\$16,100	\$12,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$18,000	\$18,000	\$19,300	\$16,100	\$12,700
Total Non Res (3)	\$0	\$0	\$0	\$0	\$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	A	BMA	0	.38	0.89	\$2,120	\$1,887	\$717	0%	1.0000	0.00	100.00	0.00	\$720
4 A	MRB	0	2.046	0.81	\$2,120	\$1,717	\$3,513	0%	1.0000	0.00	100.00	0.00	0.00	\$3,510
4 A	MRC	0	6.078	0.68	\$2,120	\$1,442	\$8,764	0%	1.0000	0.00	100.00	0.00	0.00	\$8,760
4 A	MSC	0	.288	0.60	\$2,120	\$1,272	\$366	0%	1.0000	0.00	100.00	0.00	0.00	\$370
4 A	MSD	0	.512	0.50	\$2,120	\$1,060	\$543	0%	1.0000	0.00	100.00	0.00	0.00	\$540
4 A	PE	0	.203	1.11	\$2,120	\$2,353	\$478	0%	1.0000	0.00	100.00	0.00	0.00	\$480
4 A	WH	0	1.537	1.11	\$2,120	\$2,353	\$3,617	0%	1.0000	0.00	100.00	0.00	0.00	\$3,620
82 A			0	.056	1.00	\$2,120	\$2,120	\$119	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations	Calculated Acreage	Actual Frontage	Developer Discount	Parcel Acreage	81 Legal Drain NV	82 Public Roads NV	83 UT Towers NV	9 Homesite	91/92 Acres	Total Acres Farmland	Farmland Value	Measured Acreage	Avg Farmland Value/Acre	Value of Farmland	Classified Total	Farm / Classified Value	Homesite(s) Value	91/92 Value	Supp. Page Land Value	CAP 1 Value	CAP 2 Value	CAP 3 Value	Total Value
Land Computations	11.10	0		11.10	0.00	0.06	0.00	0.00	0.00	11.04	\$18,000	11.04	1630	\$18,000	\$0	\$18,000	\$0	\$0	\$0	\$0	\$0	\$0	\$18,000

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')	Collector	Appraiser
04/28/2022	tmplaa	tmplaa

Characteristics	Flood Hazard	Public Utilities	Electricity	Streets or Roads	Unpaved	Neighborhood Life Cycle Stage	Other
	<input type="checkbox"/>	ERA	<input type="checkbox"/>	TIF	<input type="checkbox"/>		

Review Group	2022
Friday, May 30, 2025	

Data Source	N/A

Review Group	2022
Friday, May 30, 2025	

Review Group	2022
Friday, May 30, 2025	

Review Group	2022
Friday, May 30, 2025	

# COUNTY PROPERTY RECORD CARD

## TRACTS 12-13

AG/RURAL RES HOMESIT

100, Vacant Land

MADDEN RD

KING HILDA M TRS

02-01-19-200-004.000-044

Notes

Transfer of Ownership

Owner

Ownership

Date 11/02/1999  
01/01/1900

Doc ID Code 0 WD  
Book/Page 99/12619  
Adj Sale Price I

KING HILDA M TRS  
KING HAROLD A & HI

KING HILDA M TRS  
12126 HYNDMAN RD  
CHURUBUSCO, IN 46723-9430

Parcel Number 02-01-19-200-004.000-044  
Local Parcel Number 14-0019-0001

Tax ID:

Routing Number

Property Class 100  
Vacant Land

Year: 2025

Location Information

District 044 (Local 014)  
044 EEL RIVER (14)  
School Corp 0225  
NORTHWEST ALLEN COUNTY

E 3/4 N 1/2 NE 1/4 EX SW  
10A & EX FRL S 697 OF FRL  
E 1284.9 FT SEC 19



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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2025	2025	2025	2024	2023	2022
2025	WIP	05/28/2025	Indiana Cost Mod	1.0000		\$54,500	\$54,500	\$61,400	\$58,500	\$48,800	\$38,500
						\$0	\$0	\$0	\$0	\$0	\$0
						\$54,500	\$54,500	\$61,400	\$58,500	\$48,800	\$38,500
						\$0	\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0	\$0	\$0
						\$54,500	\$54,500	\$61,400	\$58,500	\$48,800	\$38,500
						\$0	\$0	\$0	\$0	\$0	\$0
						\$54,500	\$54,500	\$61,400	\$58,500	\$48,800	\$38,500

Land Computations

Calculated Acreage	29.40
Actual Frontage	0
Developer Discount	
Parcel Acreage	29.40
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	29.40
Farmland Value	\$54,440
Measured Acreage	29.40
Avg Farmland Value/Acre	1852
Value of Farmland	\$54,450
Classified Total	\$0
Farm / Classified Value	\$54,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$54,500
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$54,500</b>

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	A	BMA	0	8.769	0.89	\$2,120	\$1,887	\$16,547	0%	1.0000	0.00	100.00	0.00	\$16,550
4 A	A	BMB	0	6.682	0.89	\$2,120	\$1,887	\$12,609	0%	1.0000	0.00	100.00	0.00	\$12,610
4 A	A	MRC	0	.024	0.68	\$2,120	\$1,442	\$35	0%	1.0000	0.00	100.00	0.00	\$30
4 A	A	MSC	0	4.948	0.60	\$2,120	\$1,272	\$6,294	0%	1.0000	0.00	100.00	0.00	\$6,290
4 A	A	PE	0	1.32	1.11	\$2,120	\$2,353	\$3,106	0%	1.0000	0.00	100.00	0.00	\$3,110
4 A	A	RLB2	0	6.027	0.94	\$2,120	\$1,993	\$12,012	0%	1.0000	0.00	100.00	0.00	\$12,010
4 A	A	WH	0	1.63	1.11	\$2,120	\$2,353	\$3,835	0%	1.0000	0.00	100.00	0.00	\$3,840

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

Collector 04/28/2022  
Appraiser 04/28/2022  
Data Source N/A  
Review Group 2022

Characteristics

Topography Rolling  
Flood Hazard  
Public Utilities Electricity  
Streets or Roads Unpaved  
Neighborhood Life Cycle Stage Other

ERA  
TIF

Printed Friday, May 30, 2025



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# ***PROPERTY PHOTOS***



**TRACTS 1-2**



**TRACT 1**



**TRACT 1**



**TRACT 1**



TRACT 1





**TRACT 1**



**TRACT 1**

**TRACT 2**



**TRACT 2**





**TRACTS 3-13**



**TRACTS 3-4**



**TRACT 4**



**TRACTS 3-6**



**TRACTS 3-8**



**TRACTS 5 & 8**





**TRACT 9**



**TRACT 9**





**TRACTS 10-13**



**TRACT 13**



**TRACT**



**TRACT**



**TRACT 5**



**TRACT 6**



**TRACT**



**TRACTS 6-7**



TRACT



TRACT



Tract 7



Tract 7





**Auction Manager:**  
**Jerry Ehle - 260.410.1996**

#AU19300123, #RB14044208



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