

Quality Kosciusko County
LAND AUCTION

Wednesday, April 29 • 6pm

- 65± Productive Tillable Acres
- 25± Acres of Secluded Woods for Hunting & Recreation
- Potential Scenic Larger Acreage Building Sites
- 6± Miles SW of Warsaw
- 4± Miles NW of Claypool

90.5±
acres

Offered in 3 Tracts or
Combinations



INFORMATION BOOK



SCHRADER  ONLINE BIDDING AVAILABLE
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

Available to
Farm in 2026!

DISCLAIMER:

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

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

SELLER: Michael B. & Jayme R. Parker



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

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts & as a total 90.5± acre unit (Subject to "Swing" Tract Limitations). There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, & the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

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

DEED: Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, & all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing. The targeted

closing date will be approximately 30-45 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment & Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) & Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: At closing. Immediate possession for farming purposes is available. Please contact the auction company for more details.

REAL ESTATE TAXES: Seller shall pay the 2025 real estate taxes due & payable in 2026. Buyer will be responsible for the 2026 taxes due in 2027.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection

dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

EASEMENTS: Subject to any & all existing easements.

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

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

License RE Broker: Joseph Frederick Kessie • 260.609.4640 #RB23001983

License RE Broker & Auctioneer: Drew Lamle • 260.609.4926 #RB21000229, #AU12100017

Schrader Real Estate and Auction Company, Inc. #AC63001504, #CO81291723

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TRACT 1



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, APRIL 29, 2026

90.5± ACRES – KOSCIUSKO 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, April 22, 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
90.5± Acres • Kosciusko County, Indiana
Wednesday, April 29, 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, April 29, 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, April 22, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

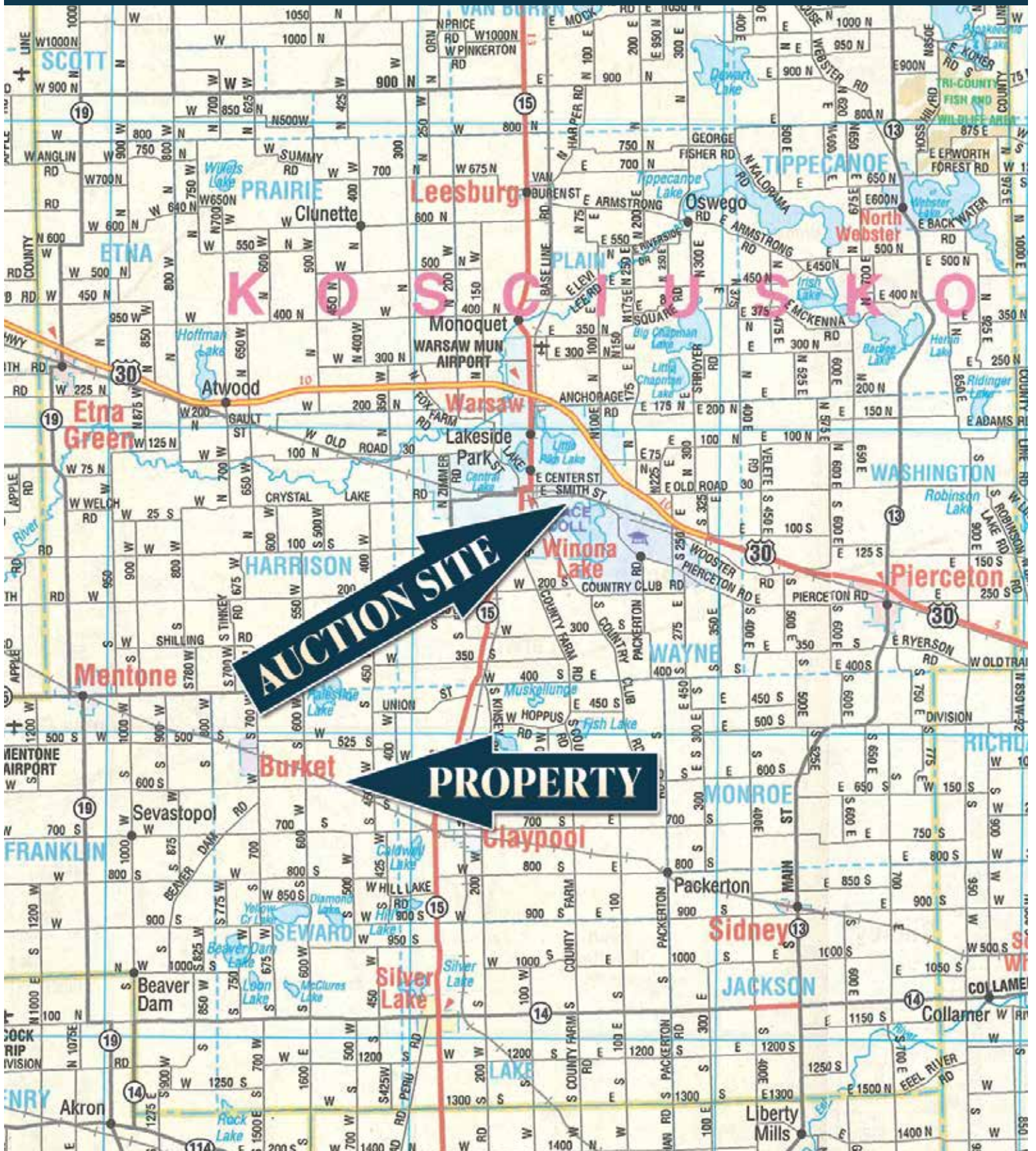
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

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

LOCATION & TRACT MAPS

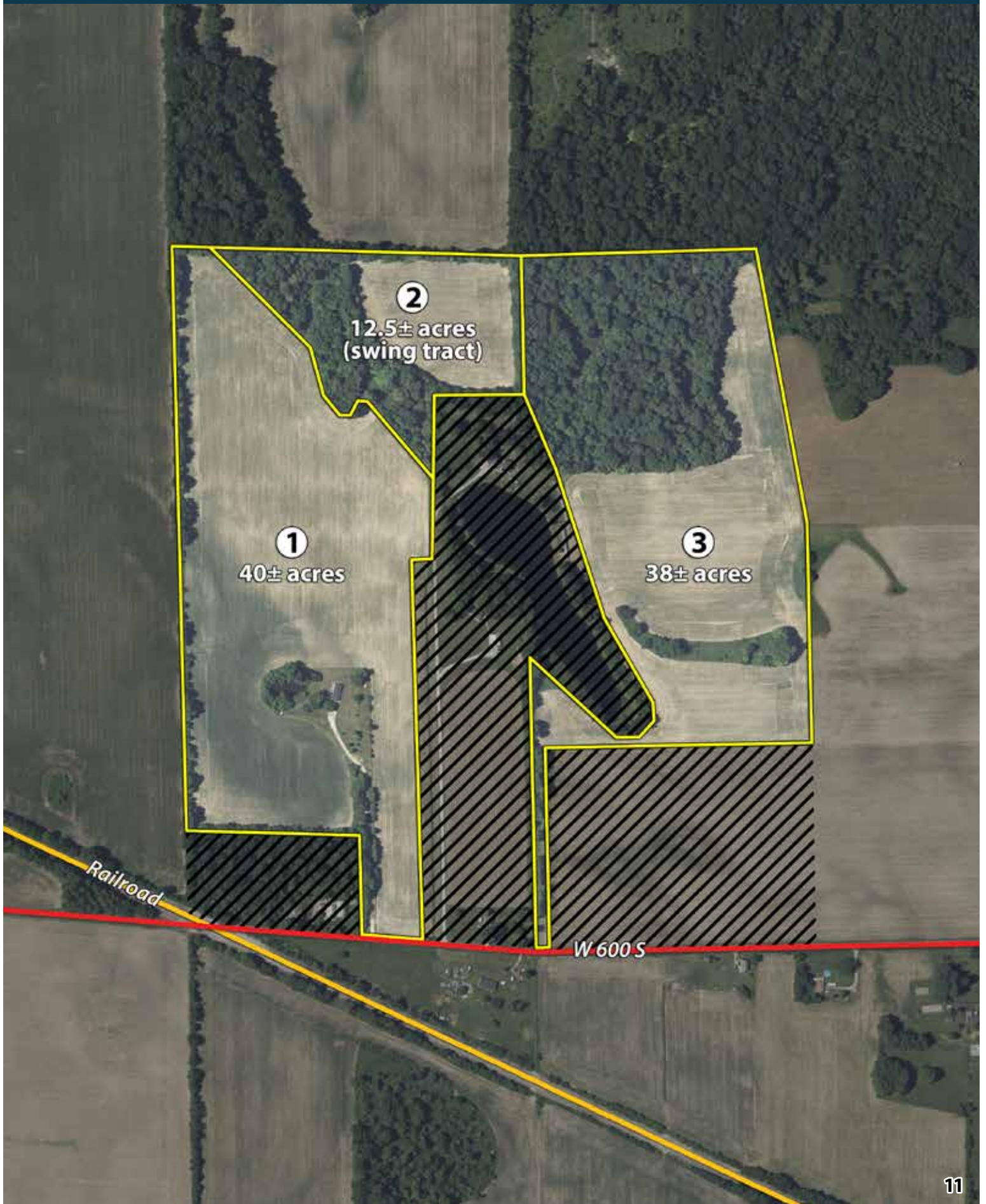
LOCATION MAP



AUCTION LOCATION: The Shrine Building located at the Kosciusko County Fairgrounds, 1400 E Smith St, Warsaw, IN 46580

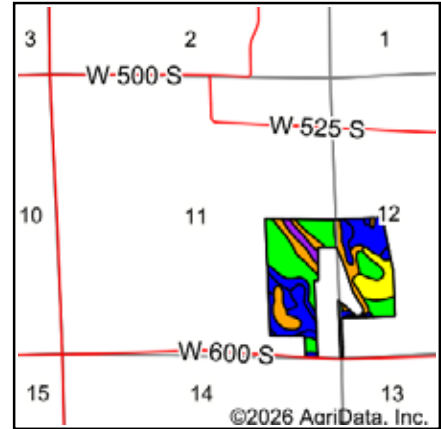
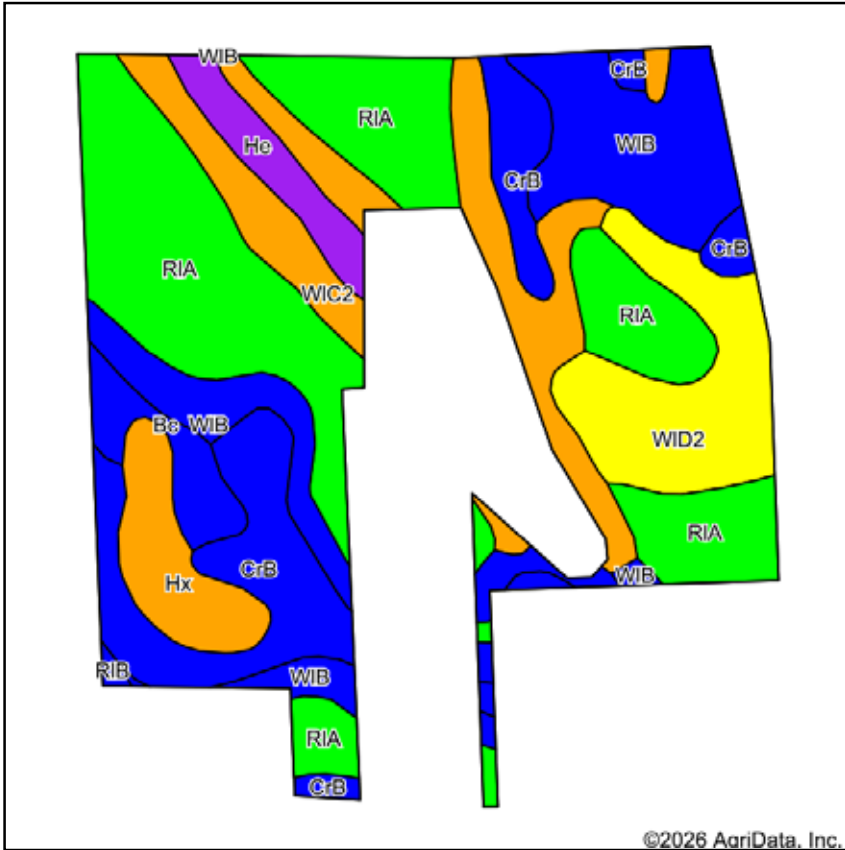
PROPERTY LOCATION: 5144 W 600 S, Claypool, IN 46510 • From Warsaw, take State Road 25 southwest 3 miles to County Road 450 W. Turn left (South) and travel 3 miles. Turn right (West) onto County Road 600 S and go for .5 miles. Farm is on the north side of County Road 600 S.

TRACT MAP



SOIL MAP

SOIL MAP



State: **Indiana**
 County: **Kosciusko**
 Location: **11-31N-5E**
 Township: **Seward**
 Acres: **90.07**
 Date: **3/13/2026**



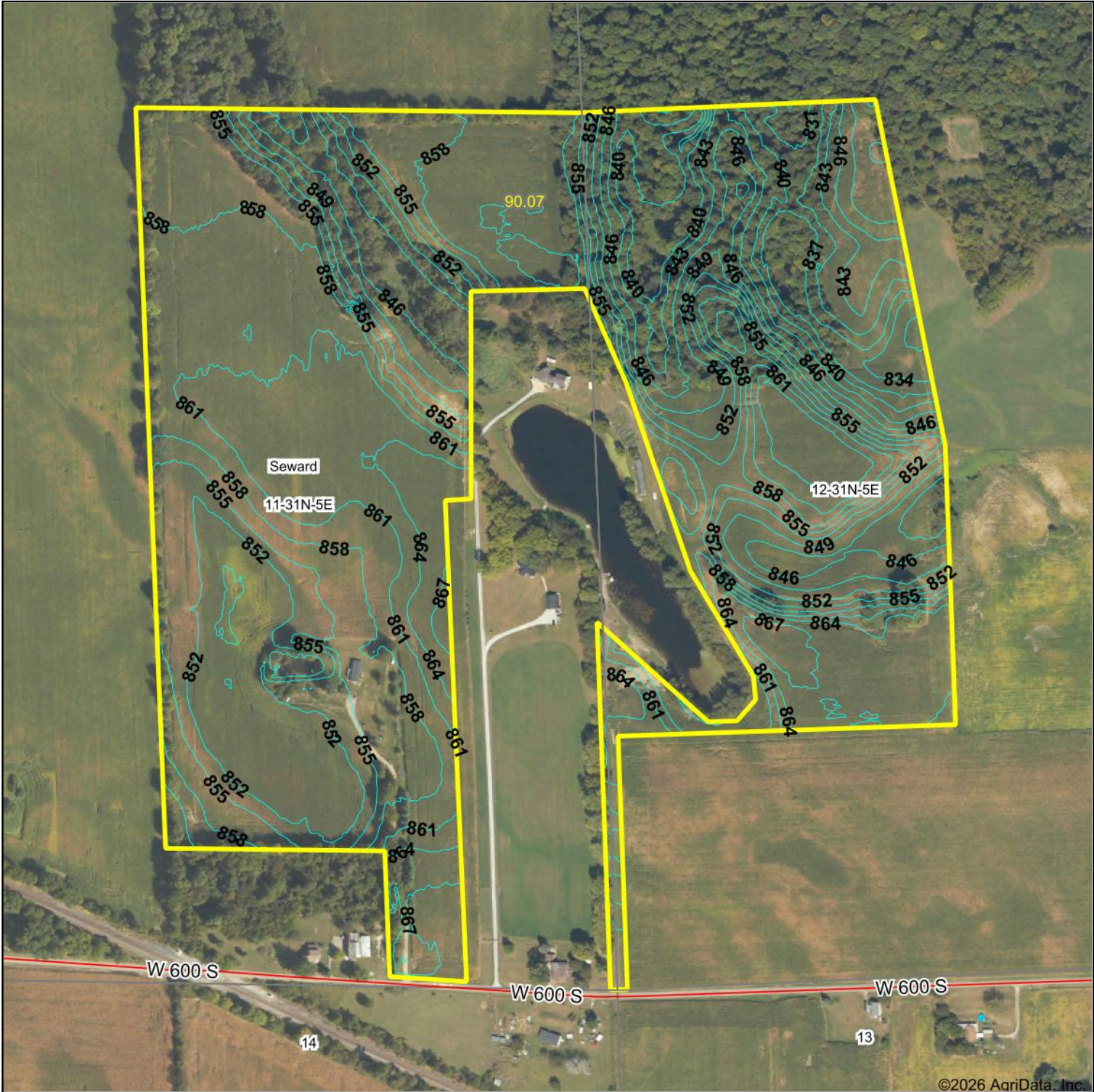
Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 28

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	Grass legume pasture Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	
RIA	Riddles fine sandy loam, 0 to 2 percent slopes	29.64	32.8%		le	141	1	5	8	8	1	49	58	
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	14.16	15.7%		Ile	145		5			9	51	58	
CrB	Crosier loam, 1 to 4 percent slopes	13.60	15.1%		Ile	155		5			10	50	69	
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	12.68	14.1%		IIle	130		4			9	46	52	
WID2	Wawasee fine sandy loam, 12 to 18 percent slopes, eroded	9.24	10.3%		IVe	115		4			8	40	46	
Hx	Houghton muck, drained	4.58	5.1%		IIIw	159		5			11	42	64	
He	Histosols and Aquolls	3.12	3.5%		VIIw									
Bc	Barry loam	2.85	3.2%		IIw	175	23	6			12	49	70	
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	0.20	0.2%		Ile	141	1	5	8	8	1	49	58	
Weighted Average						2.24	136.6	1.1	4.6	2.7	2.7	6.3	46.1	56.3

TOPOGRAPHY MAP

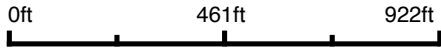
TOPOGRAPHY CONTOURS MAP



©2026 AgriData, Inc.



Source: USGS 1 meter dem
 Interval(ft): 3.0
 Min: 830.4
 Max: 872.4
 Range: 42.0
 Average: 854.4
 Standard Deviation: 8.23 ft



11-31N-5E
 Kosciusko County
 Indiana

Boundary Center: 41° 8' 51.76, -85° 55' 43.01



FSA INFORMATION

FSA INFORMATION

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 9067
Prepared : 3/16/26 3:57 PM CST
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MICHAEL BRADLEY PARKER
CRP Contract Number(s) : None
Recon ID : 18-085-2016-94
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
105.22	67.71	67.71	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	67.71	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	67.71	0.00	142	0
TOTAL	67.71	0.00		

NOTES

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Tract Number : 21711

Description :
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
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 : JAYME RALYNNE PARKER, MICHAEL BRADLEY PARKER, ██████████
Other Producers : ██████████
Recon ID : 18-085-2025-121

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
105.22	67.71	67.71	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9067
Prepared : 3/16/26 3:57 PM CST
Crop Year : 2026

Tract 21711 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	67.71	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	67.71	0.00	142
TOTAL	67.71	0.00	

NOTES

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

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the 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](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION



TAX INFORMATION

TAX INFORMATION

STATE FORM 53569 (R25 / 11-24)
APPROVED BY STATE BOARD OF ACCOUNTS, 2024

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY: 43 - KOSCIUSKO

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 43-14-11-200-001.000-021	DUPLICATE NUMBER 15381782	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 021-Seward	LEGAL DESCRIPTION 025-028-001.C PT E 1/2 SE 11-31-5 & PT W 1/2 SW 12-31-5 90.58A PER CALC		
PROPERTY ADDRESS 5144 W 600 S Claypool IN 46510			



SPRING AMOUNT DUE
by May 12, 2025: **\$1,329.38**

Scan QR Code to pay



T116 PI



34454-79921-1
Parker Michael B & Jayme R
7554 E 300 N
Rochester IN 46975-8575

Pay by Phone: (574) 652-5830
Pay Online at:
www.kosciusko.in.gov

Remit Payment and Make Check Payable to:
Kosciusko County Treasurer
PO Box 1764
Warsaw, IN 46581

0015381782 000000132938

FOLD AND TEAR HERE

FOLD AND TEAR HERE

COUNTY: 43 - KOSCIUSKO

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 43-14-11-200-001.000-021	DUPLICATE NUMBER 15381782	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 021-Seward	LEGAL DESCRIPTION 025-028-001.C PT E 1/2 SE 11-31-5 & PT W 1/2 SW 12-31-5 90.58A PER CALC		
PROPERTY ADDRESS 5144 W 600 S Claypool IN 46510			



FALL AMOUNT DUE
by November 10, 2025: **\$1,329.38**

Scan QR Code to pay



Parker Michael B & Jayme R
7554 E 300 N
Rochester IN 46975-8575

Pay by Phone: (574) 652-5830
Pay Online at:
www.kosciusko.in.gov

Remit Payment and Make Check Payable to:
Kosciusko County Treasurer
PO Box 1764
Warsaw, IN 46581

0015381782 000000132938

FOLD AND TEAR HERE

FOLD AND TEAR HERE

COUNTY: 43 - KOSCIUSKO

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 43-14-11-200-001.000-021	DUPLICATE NUMBER 15381782	TAX YEAR 2024 Payable 2025	DUE DATES
TAXING UNIT NAME 021-Seward	LEGAL DESCRIPTION 025-028-001.C PT E 1/2 SE 11-31-5 & PT W 1/2 SW 12-31-5 90.58A PER CALC		SPRING - May 12, 2025 FALL - November 10, 2025

DATE OF STATEMENT: 04/02/2025

PROPERTY ADDRESS 5144 W 600 S Claypool IN 46510	
PROPERTY TYPE Real	TOWNSHIP Seward
ACRES 90.5800	

Parker Michael B & Jayme R
7554 E 300 N
Rochester IN 46975-8575

TOTAL DUE FOR 24 PAY 25: \$2,658.76

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,166.66	\$1,166.66
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$162.72	\$162.72
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$1,329.38	\$1,329.38
Payment Received	\$0.00	\$0.00
Balance Due	\$1,329.38	\$1,329.38



PROPERTY RECORD CARD

PROPERTY RECORD CARD

43-14-11-200-001.000-021

General Information
Parcel Number
 43-14-11-200-001.000-021
Local Parcel Number
 2572600472
Tax ID:

Routing Number
 025-028-001.C

Property Class 149
 Agricultural Land With PP Mobile H

Year: 2025

Location Information

County
 Kosciusko
Township
 SEWARD
District 021 (Local 021)
 SEWARD TOWNSHIP
School Corp 4445
 TIPPECANOE VALLEY

Neighborhood 2519010-021
 SEWARD TWP ACREAGE - AG

Section/Plat
 11-31-5

Location Address (1)
 5144 W 600 S
 CLAYPOOL, IN 46510

Zoning
 AG AGRICULTURE

Subdivision

Lot

Market Model
 N/A

Characteristics
Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage
 Other
 Printed Friday, April 11, 2025

Review Group 2026

Data Source N/A
Collector
Appraiser
Total Value \$211,500

PARKER MICHAEL B & JAYME R 5144 W 600 S

Ownership
 PARKER MICHAEL B & JAYME R
 7554 E 300 N
 ROCHESTER, IN 46975
Legal
 25-28-1.C
 PT E 1/2 SE 11-31-5 & PT W 1/2 SW 12-31-5
 90.56A PER CALC



Valuation Records

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2025	2024	2023	2022	2021
		01/01/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$211,500	\$192,900	\$166,600	\$139,100	\$129,200
	Land					\$22,000	\$18,000	\$18,000	\$18,000	\$18,000
	Land Res (1)					\$189,500	\$174,900	\$131,100	\$103,600	\$87,200
	Land Non Res (2)					\$0	\$0	\$17,500	\$17,500	\$24,000
	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					\$211,500	\$192,900	\$166,600	\$139,100	\$129,200
	Total Res (1)					\$22,000	\$18,000	\$18,000	\$18,000	\$18,000
	Total Non Res (2)					\$189,500	\$174,900	\$131,100	\$103,600	\$87,200
	Total Non Res (3)					\$0	\$0	\$17,500	\$17,500	\$24,000

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
9	A		0	1.0000	1.00	\$22,000	\$22,000	\$22,000	0%	1.0000	100.00	0.00	0.00	\$22,000
92	A		0	3.5000	1.00	\$7,000	\$7,000	\$24,500	0%	1.0000	0.00	100.00	0.00	\$24,500
4	A	BC	0	2.5900	1.19	\$2,390	\$2,844	\$7,366	0%	1.0000	0.00	100.00	0.00	\$7,370
4	A	CRB	0	9.6100	1.02	\$2,390	\$2,438	\$23,429	0%	1.0000	0.00	100.00	0.00	\$23,430
4	A	HE	0	0.0600	0.50	\$2,390	\$1,195	\$72	0%	1.0000	0.00	100.00	0.00	\$70
4	A	HX	0	5.9200	1.11	\$2,390	\$2,653	\$15,706	0%	1.0000	0.00	100.00	0.00	\$15,710
4	A	RLA	0	28.2700	0.98	\$2,390	\$2,342	\$66,208	0%	1.0000	0.00	100.00	0.00	\$66,210
4	A	RLB	0	0.2000	0.98	\$2,390	\$2,342	\$468	0%	1.0000	0.00	100.00	0.00	\$470
4	A	WLB	0	9.2400	0.89	\$2,390	\$2,127	\$19,663	0%	1.0000	0.00	100.00	0.00	\$19,660
4	A	WLC	0	7.3300	0.77	\$2,390	\$1,840	\$13,487	0%	1.0000	0.00	100.00	0.00	\$13,490
4	A	WLD	0	7.8500	0.64	\$2,390	\$1,530	\$12,011	0%	1.0000	0.00	100.00	0.00	\$12,010
5	A	RLA	0	0.150000	0.98	\$2,390	\$2,342	\$351	-60%	1.0000	0.00	100.00	0.00	\$140
5	A	WLC	0	0.130000	0.77	\$2,390	\$1,840	\$239	-60%	1.0000	0.00	100.00	0.00	\$100
5	A	WLD	0	0.680000	0.64	\$2,390	\$1,530	\$1,040	-60%	1.0000	0.00	100.00	0.00	\$420
6	A	RLA	0	1.270000	0.98	\$2,390	\$2,342	\$2,974	-80%	1.0000	0.00	100.00	0.00	\$590

SEWARD TWP ACREAGE - 1/2

Notes
 6/1/2021 REA: 2022 CORRECTED AMOUNT OF RES EXCESS PER AG LAND & PICTOMETRY. A G POOL WILL BE REMOVED BY P. P. DEPT
 10/26/2017 MEM: BOTH SHEDS & AG POOL ARE BEING ASSESSED ON THE PP SIDE PER PHONE CALL TO PERSONAL PROPERTY DEPT
 9/10/2013 MHMH: 2014 ELLIOTT, DOUGLAS & MAUDIE 2000 SCHULTZ 27 X 58 #025-414051-01 5144 W 600 S
 8/1/2013 COMB: 2014 COMBINED PARCEL 2572600474 WITH THIS PARCEL PER AG OVERLAY, EXCESS ACRES TOTAL 4.80A
 8/1/2013 2014: 2014 COMBINED PARCEL 2572600474 WITH THIS PARCEL PER AG OVERLAY, EXCESS ACRES ADDED 4.80A REMOVED ALL IMPROVEMENTS WILL NOW BE ASSESSED AS A MHMH, CHANGED PROPERTY CLASS FROM 101 TO 149
 2/9/2011 SPLT: 2011 PAY 2012 SPLIT 33.80A FROM 2570400861

Land Computations

Calculated Acreage	90.58
Actual Frontage	0
Parcel Acreage	90.58
81 Legal Drain NV	0.00
82 Public Roads NV	0.14
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	3.50
Total Acres Farmland	85.94
Farmland Value	\$165,010
Measured Acreage	85.94
Avg Farmland Value/Acre	1920
Value of Farmland	\$165,000
Classified Total	\$0
Farm / Classified Value	\$165,000
Homesite(s) Value	\$22,000
91/92 Value	\$24,500
Supp. Page Land Value	
CAP 1 Value	\$22,000
CAP 2 Value	\$189,500
CAP 3 Value	\$0
Total Value	\$211,500

PROPERTY RECORD CARD

43-14-11-200-001.000-021

PARKER MICHAEL B & JAYME R 5144 W 600 S

SEWARD TWP ACREAGE - AG 2/2

Supplemental Land Page

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
6	A	CRB	0	2,980,000	1.02	\$2,390	\$2,438	\$7,265	-80%	1.0000	0.00	100.00	0.00	\$1,450
6	A	WLB	0	5,140,000	0.89	\$2,390	\$2,127	\$10,933	-80%	1.0000	0.00	100.00	0.00	\$2,190
6	A	WLC	0	3,470,000	0.77	\$2,390	\$1,840	\$6,385	-80%	1.0000	0.00	100.00	0.00	\$1,280
6	A	WLD	0	0,780,000	0.64	\$2,390	\$1,530	\$1,193	-80%	1.0000	0.00	100.00	0.00	\$240
72	A	BC	0	0,270,000	0.50	\$2,390	\$1,195	\$323	-40%	1.0000	0.00	100.00	0.00	\$190
82	A		0	0,140,000	1.00	\$2,390	\$2,390	\$335	-100%	1.0000	0.00	100.00	0.00	\$00

PHOTOS

PHOTOS

TRACT 1



TRACT 1



PHOTOS

TRACT 2



TRACT 1



PHOTOS

TRACT 1



TRACT 3



PHOTOS

TRACT 3



TRACTS 1 & 2



PHOTOS

TRACT 3



TRACT 1



TRACT 1



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