

**BEAUTIFUL
COUNTRY HOME**

DeKalb County Indiana

AUCTION

- 1,216 sq ft Home
- Home and 2.35± Acres
- Large Barn
- Concrete Driveway

**2.35±
ACRES**
Offered in 1 Tract

Monday, July 13 • 6pm

held On-Site

5983 County Road 64
St. Joe, IN. 46785



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

800.451.2709

SchraderAuction.com

INFORMATION BOOKLET

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

DANIEL DAYS • 260.233.1401



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

MONDAY, JULY 13, 2026

2.35± ACRES – DEKALB 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 Monday, July 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
2.35± Acres • DeKalb County, Indiana
Monday, July 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, July 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) 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, Monday, July 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.

LOCATION MAP



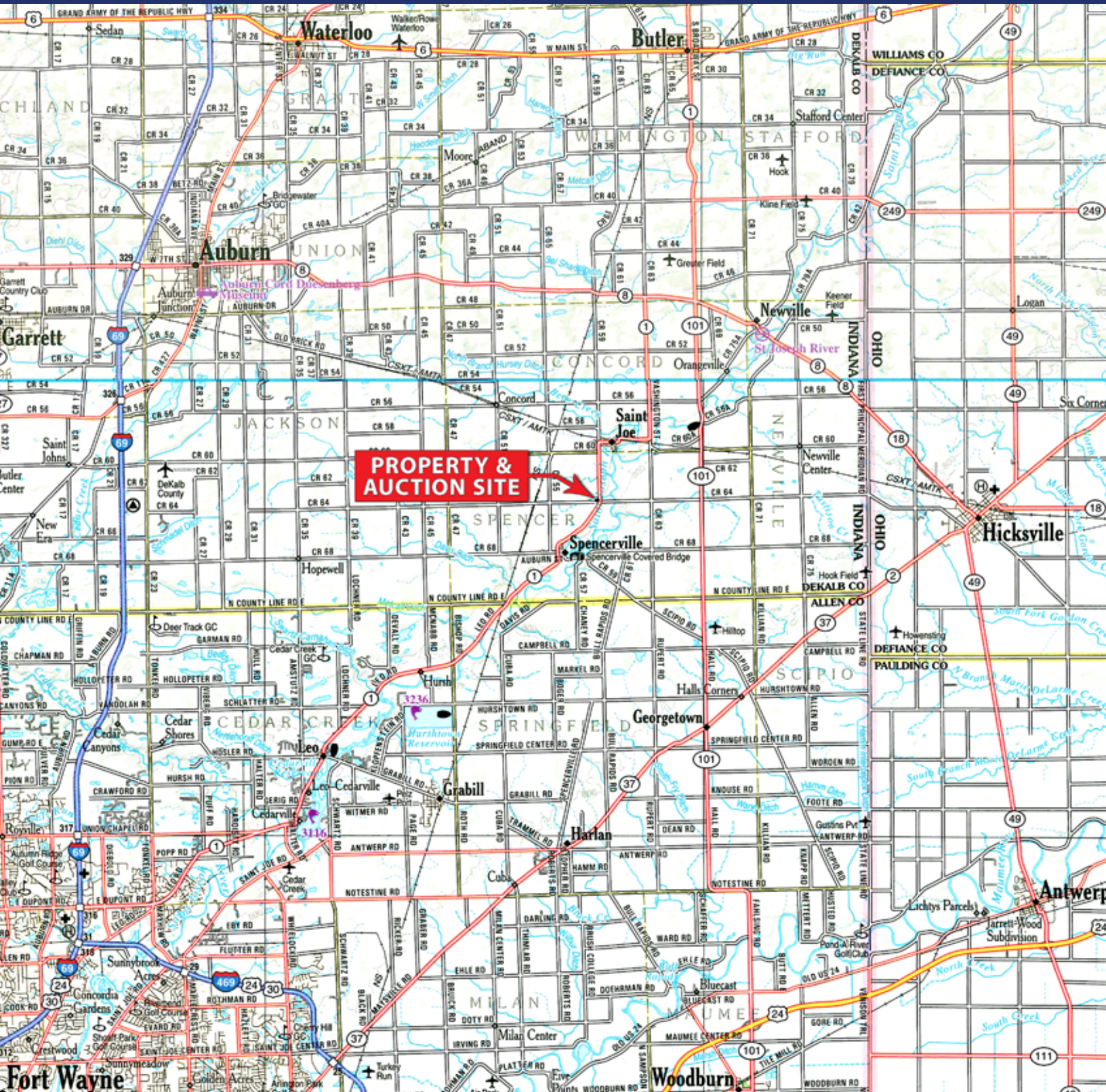
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LOCATION MAP



DIRECTIONS TO PROPERTY: From Spencerville: Take SR 1 north 1.25 miles to CR 64. Turn west onto CR 64 and the property is on the north side of the road. Address 5983 CR 64, St. Joe, 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 at 800.451.2709.

TRACT MAP



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TRACT MAP

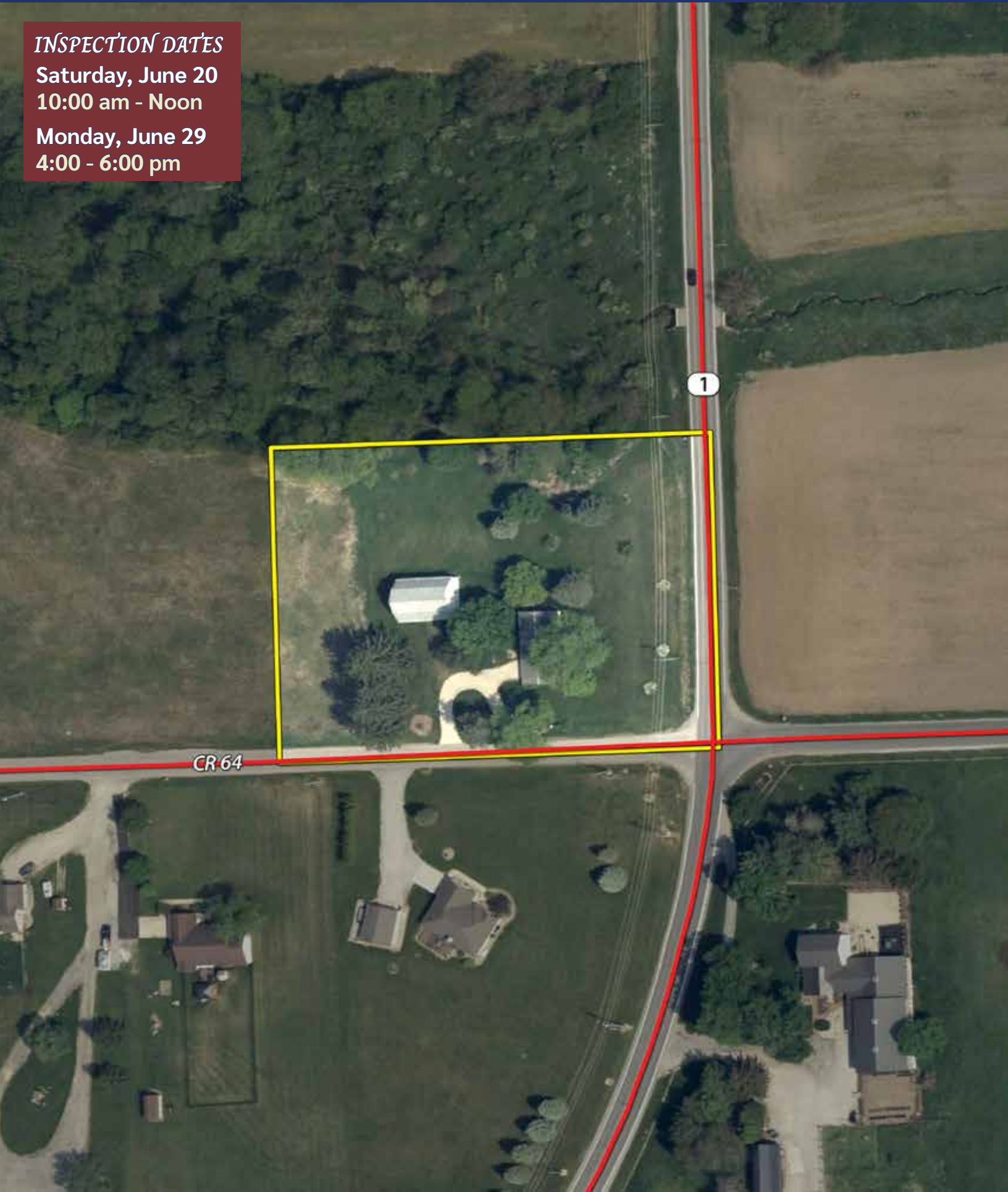
INSPECTION DATES

Saturday, June 20

10:00 am - Noon

Monday, June 29

4:00 - 6:00 pm



TRACT DESCRIPTION



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DeKalb County Indiana

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WELCOME HOME TO THIS GORGEOUS COUNTRY PROPERTY situated just outside the town of St. Joe on over 2 acres! This rare find features a charming 1 bedroom, 1 bathroom home offering 1,216 square feet of living space, an attached garage, and a large barn with endless potential. Inside the home, you'll find spacious rooms accented by original hardwood floors throughout much of the living area. The large kitchen and dining area offers abundant countertop and cabinet space for all your culinary adventures, along with a movable island providing added flexibility and workspace. The inviting living room features original hardwood floors and overlooks the scenic tree-lined front yard, creating a warm and relaxing atmosphere. The spacious primary bedroom offers plenty of closet space along with continued original hardwood flooring that adds to the home's character. Just steps away, the bathroom features tile flooring and a large 5-foot double sink vanity with plenty of room for your everyday uses. The nearby laundry room houses the electric water heater, water softener, and furnace, while central air keeps the home cool throughout the summer. As a plus, all appliances will remain with the property, making this country retreat move-in ready from day one. The attached single-car garage provides direct access to the screened-in back patio — an ideal place to enjoy peaceful country evenings. The highlight of the property is the impressive early 1900s 34' x 46' barn. With electric already installed and the structure being well maintained for its age, this barn offers outstanding potential for storage, livestock, workshops, or the perfect start to your own hobby farm. Don't miss this excellent opportunity to own your own private country retreat!

TRACT 1 - 1,216 sq ft home on 2.35± acres supporting 1 bedroom and 1 bathroom with an attached garage. Property also contains a large barn and plenty of mature trees across the property.

Auction Terms & Conditions:

PROCEDURE: The property will be offered as a whole 2.35± acres. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of the auction. 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: The final high bid will be subject to the Seller's acceptance. The successful bidder will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction.

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

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction, or as soon thereafter as applicable closing documents are completed by seller.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES: Taxes will be prorated to the day of closing.

Buyer will be responsible for all taxes thereafter.

CO-BROKERAGE: Schrader Auction will offer a commission to real estate agents if their buyer is the successful bidder. The agents must preregister for the auction ahead of time and inform the sale managers of the situation. **COMMISSION WILL ONLY BE PAID TO AGENT OF SUCCESSFUL BIDDERS.**

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

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

SURVEY: It is expected the sale will be completed without obtaining a new survey. In any event, a new survey will be obtained if & only if obtained

in accordance with the terms of the purchase documents. The cost of any such survey will be shared equally (50:50) by Seller & Buyer.

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

CONDUCT OF AUCTION: The conduct of the auction & increments of bidding will be at the direction & discretion of the Auction Company. Seller & its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc.

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. 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.

OWNER: Liat Greenler



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AUCTION MANAGER:

Daniel Days • 260.233.1401

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COUNTY PARCEL REPORT



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COUNTY PARCEL REPORT

DeKalb County, IN

Summary - Auditor's Office

Parcel ID 11-11-21-400-005
Bill ID 11-11-21-400-005
State ID 17-11-21-400-005.000-021
Reference #
Property Address 5983 County Road 64
Spencerville, IN, 46788
Brief Legal Description Pt Se1/4 Se1/4
(Note: Not to be used on legal documents)
Class AGRICULTURAL - CASH GRAIN/GENERAL FARM
Tax District Spencer 021
Tax Rate Code 11065 - Advertised
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date
Acreage 2.35

Zoning Code(s): ETJ

Tax Rate

1.1905

Owners - Auditor's Office

[Greenler, Liat M.](#)
20633 Switzer Rd
Defiance, OH 43512

Taxing District - Assessor's Office

County: Dekalb
Township: Spencer Township
State District: 021 SPENCER TOWNSHIP
Local District: 011
School Corp: DEKALB COUNTY EASTERN COMMUNITY
Neighborhood: 111004-17021 VARIOUS AGRICULTURAL AREAS 111004-17021

Site Description - Assessor's Office

Topography: Rolling
Public Utilities: Electricity
Street or Road: Unpaved
Area Quality:

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$35,647.00	\$35,647.00	\$35,647.00	0%	\$35,650.00
Agricultural Excess Acres		0	0	0.5400	\$10,900.00	\$10,900.00	\$5,886.00	0%	\$5,890.00
Tillable Cropland	GNB2	0	0	0.3700	\$2,120.00	\$1,632.00	\$603.84	0%	\$600.00
Woodland	GNB2	0	0	0.0300	\$2,120.00	\$1,632.00	\$48.96	(80%)	\$10.00
Legal Ditch	GNB2	0	0	0.0600	\$2,120.00	\$1,632.00	\$97.92	(100%)	\$0.00
Road Right of Way	RAB	0	0	0.3500	\$2,120.00	\$1,993.00	\$697.55	(100%)	\$0.00

Residential Dwellings - Assessor's Office

COUNTY PARCEL REPORT

Description	Single-Family R 01
Story Height	1
Style	
Finished Area	1216
# Fireplaces	0
Heat Type	Heat Pump
Air Cond	1216
Bedrooms	1
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	4
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	1

Floor	Construction	Base	Finish
1	Wood Frame	1216	1216
C		1216	0

Features	Area
Canopy, Roof Extension	160
Patio, Concrete	160

Improvements - Assessor's Office

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family R 01	100	C-1	1966	1975	A	0.91	1216	1.24	0
Barn, Bank & Flat (T2) 34x46	100	D	1900	1900	F	0.91	1564	1.24	0.65

Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
11/19/2020	GREENLER, LIAT M.			\$0.00
8/1/2012	OSMUN, ALLEN R			\$0.00
7/29/2008	KELLER, PAUL L TRUSTEE OF PAUL L KELLER, PAUL LEE			\$0.00 \$0.00

Transfer History (Tax)

SaleDate	Transfer From	Instrument	Book/Page	Doc Nbr
11/19/2020	Osmun, Allen R	Quit Claim Deed		
8/1/2012	Keller, Paul L., Trustee of Paul L. Keller Rev Living Trust 6/12/08	Trustee's Deed		
7/28/2008	Keller, Paul Lee	GEN WD		
9/3/1992	Unknown At Conversion			

Homestead Assessments - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$40,500.00	\$39,600.00	\$36,200.00	\$32,800.00	\$32,800.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$122,800.00	\$119,000.00	\$110,800.00	\$99,700.00	\$93,600.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Valuation - Assessor's Office

Assessment Year	2025	2024	2024 (2)	2023	2023 (2)
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/12/2025	7/8/2024	3/29/2024	7/6/2023	4/10/2023
Land	\$40,500	\$39,600	\$39,600	\$36,200	\$36,200
Land Res (1)	\$34,000	\$33,000	\$33,000	\$30,200	\$30,200
Land Non Res (2)	\$6,500	\$6,600	\$700	\$6,000	\$600
Land Non Res (3)	\$0	\$0	\$5,900	\$0	\$5,400
Improvement	\$122,800	\$119,000	\$119,000	\$110,800	\$110,800
Imp Res (1)	\$117,200	\$113,700	\$113,700	\$105,400	\$105,400
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$5,600	\$5,300	\$5,300	\$5,400	\$5,400
Total	\$163,300	\$158,600	\$158,600	\$147,000	\$147,000

COUNTY PARCEL REPORT

Assessment Year	2025	2024	2024 (2)	2023	2023 (2)
Total Res (1)	\$151,200	\$146,700	\$146,700	\$135,600	\$135,600
Total Non Res (2)	\$6,500	\$6,600	\$700	\$6,000	\$600
Total Non Res (3)	\$5,600	\$5,300	\$11,200	\$5,400	\$10,800

Exemptions - Auditor's Office

Type	Description	2025 Pay 2026
Other	2% Deduction	\$9,462.00

Tax History - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$701.60	\$696.38	\$653.18	\$608.54	\$610.00
+ Spring Penalty	\$0.00	\$34.82	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$701.60	\$696.38	\$653.18	\$608.54	\$610.00
+ Fall Penalty	\$0.00	\$1.74	\$0.00	\$30.43	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$34.82	\$0.00	\$608.54	\$0.00	\$0.00
+ Delq NTS Pen	\$3.48	\$0.00	\$60.85	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$10.80	\$0.00	\$12.68	\$0.00	\$0.00
	0155-00-0 E. L. Dilley 61205 - \$10.80		0155-00-0 E. L. Dilley 61205 - \$12.68		
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,452.30	\$1,429.32	\$1,988.43	\$1,247.51	\$1,220.00
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,452.30)	(\$1,392.76)	(\$1,988.43)	(\$608.54)	(\$1,220.00)
= Total Due	\$0.00	\$36.56	\$0.00	\$638.97	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2025 Pay 2026	2185056	5/11/2026	\$1,414.00
2025 Pay 2026	2153936	12/23/2025	\$38.30
2024 Pay 2025	2129470	5/12/2025	\$1,392.76
2023 Pay 2024	2091791	11/12/2024	\$659.52
2023 Pay 2024	2045302	4/29/2024	\$1,328.91
2022 Pay 2023	2007762	5/10/2023	\$608.54
2021 Pay 2022	1923922	4/20/2022	\$1,220.00
2020 Pay 2021	1876329	4/28/2021	\$1,146.72

COUNTY PARCEL REPORT

Map



No data available for the following modules: Summary (PP) - Auditor's Office, , Owners (PP) - Auditor's Office, Commercial Buildings, Assessed/Exemptions (PP) - Auditor's Office, Tax History (PP) - Auditor's Office, Sketches - Assessor's Office.

These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use. The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

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Contact Us

Developed by
 **SCHNEIDER**
GEO SPATIAL

RESIDENTIAL SALES DISCLOSURE

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RESIDENTIAL SALES DISCLOSURE



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

05 / 07 / 2006

Property address (number and street, city, state, and ZIP code)

5983 Co. Rd 64 Spencerville, IN 46788

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm / dd / yyyy) 5 / 7 / 2006	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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RESIDENTIAL SALES DISCLOSURE

Property address (number and street, city, state, and ZIP code)

5983 CO. RD 64 SPENCERVILLE, IN 46788

1. The following are in the conditions indicated:										
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown	C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Built-in Vacuum System	✓				Cistern	✓				
Clothes Dryer				✓	Septic Field / Bed	✓				
Clothes Washer				✓	Septic & Holding Tank / Septic Mound				✓	
Dishwasher	✓				Hot Tub	✓				
Disposal	✓				Plumbing			✓		
Freezer	✓				Aerator System	✓				
Gas Grill	✓				Sump Pump	✓				
Hood			✓		Irrigation Systems	✓				
Microwave Oven	✓				Water Heater / Electric			✓		
Oven				✓	Water Heater / Gas	✓				
Range			✓	✓	Water Heater / Solar	✓				
Refrigerator			✓		Water Purifier	✓				
Room Air Conditioner(s)	✓				Water Softener			✓		
Trash Compactor	✓				Well			✓		
TV Antenna / Dish	✓				Geothermal and Heat Pump	✓				
Other:					Other Sewer System (Explain)	✓				
					Swimming Pool & Pool Equipment	✓				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown						
Security Systems(s)	✓							Yes	No	Unknown
Ceiling Fan(s)	✓				Are the structures connected to a public water system?			✓		
Garage Door Opener / Controls			✓		Are the structures connected to a public sewer system?			✓		
Inside Telephone Wiring and Blocks / Jacks	✓				Are there any additions that may require improvements to the sewage disposal system?					✓
Light Fixtures			✓		If yes, have the improvements been completed on the sewage disposal system?					
Sauna	✓				Are the structure(s) connected to a private / community water system?			✓		
Smoke / Fire Alarms					Are the structure(s) connected to a private / community sewer system?			✓		
Carbon Monoxide Detectors	✓									
Switches and Outlets			✓							
Vent Fan(s)	✓									
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input checked="" type="checkbox"/> 200 Amp Service			✓							
Generator	✓									

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Mat Spencer</i>	5/7/2026		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

RESIDENTIAL SALES DISCLOSURE

Property address (number and street, city, state, and ZIP code)

5983 Co Rd 64 Spencerville, IN 46785

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	✓			
Boiler / Radiator	✓			
Central Air Conditioning			✓	
Electric Heat Pump	✓			
Furnace Heat / Gas			✓	
Furnace Heat / Electric	✓			
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			

2. ROOF	Yes	No	Unknown
Age, if known: _____ Years.			✓
Does the roof leak?		✓	
Is there present damage to the roof?	✓		
Is there more than one layer of shingles on the house?			✓
If yes, how many layers? _____			
3. WATER HEATER			✓
Age, if known: _____ Years.			
4. FURNACE			✓
Age, if known: _____ Years.			
5. CENTRAL AIR CONDITIONING			✓
Age, if known: _____ Years.			
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		✓	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	✓		

Explain:

was used to make meth PRIOR TO 2013 and was totally STRIPPED & BROUGHT UP TO CODE

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm / dd / yyyy) 05/07/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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RESIDENTIAL SALES DISCLOSURE

Property address (number and street, city, state, and ZIP code)


5983 Co Rd 64 Spencerville, IN 46785

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		✓	
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		✓	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____		✓	
Is this property located within a locally designated historic district under IC 36-7-11?		✓	
Is the present use a non-conforming use? Explain:		✓	
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?		✓	
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
Is there any damage due to wind, flood, termites or rodents?		✓	
Have any structures been treated for wood destroying insects?		✓	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		✓	
Do you currently pay flood insurance?		✓	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		✓	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller 	Date (mm / dd / yyyy) 5/7/2006	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

LEAD BASE PAINT DISCLOSURE



2.35±
ACRES
Offered in 1 Tract

Monday, July 13 • 6pm

held On-Site
5983 County Road 64, St. Joe, IN 46785



LEAD BASE PAINT DISCLOSURE

Property address:

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	<input checked="" type="checkbox"/> <u>Liatt Grunder</u> 0787880F7CC0440...	5/9/2026	Seller	Date
Purchaser			Purchaser	Date
Agent	<input checked="" type="checkbox"/> <u>[Signature]</u> 75803433A0C487...	5/9/2026	Agent	Date

EXHIBIT A



2.35±
ACRES
Offered in 1 Tract

Monday, July 13 • 6pm

held On-Site
5983 County Road 64, St. Joe, IN 46785



EXHIBIT A

Property Address: 5983 County Road 64, Spencerville, IN 46788

File No.: 26-12296

Part of the Southeast Quarter of Section 21, Township 33 North, Range 14 East, located in Spencer Township, and being described as follows:

Beginning at the railroad spike marking the Southeast corner of the Southeast Quarter of Section 21, Township 33 North, Range 14 East; thence North 01 degree 05 minutes 26 seconds West (Grid bearing) on and along the east line of said Section 21, 270.73 feet; thence South 88 degrees 28 minutes 14 seconds West, parallel with the south line of said Southeast Quarter, 377.47 feet to a No. 5 Rebar with plastic cap stamped LS9700007; thence South 01 degree 05 minutes 26 seconds East, parallel with said east line, 270.73 feet to a mag nail on said south line; thence North 88 degrees 28 minutes 14 seconds East, 377.47 feet to the point of beginning, containing 2.35 acres plus or minus.

The Property address and/or tax parcel identification number(s) listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

EXCEPTION DOCUMENTS



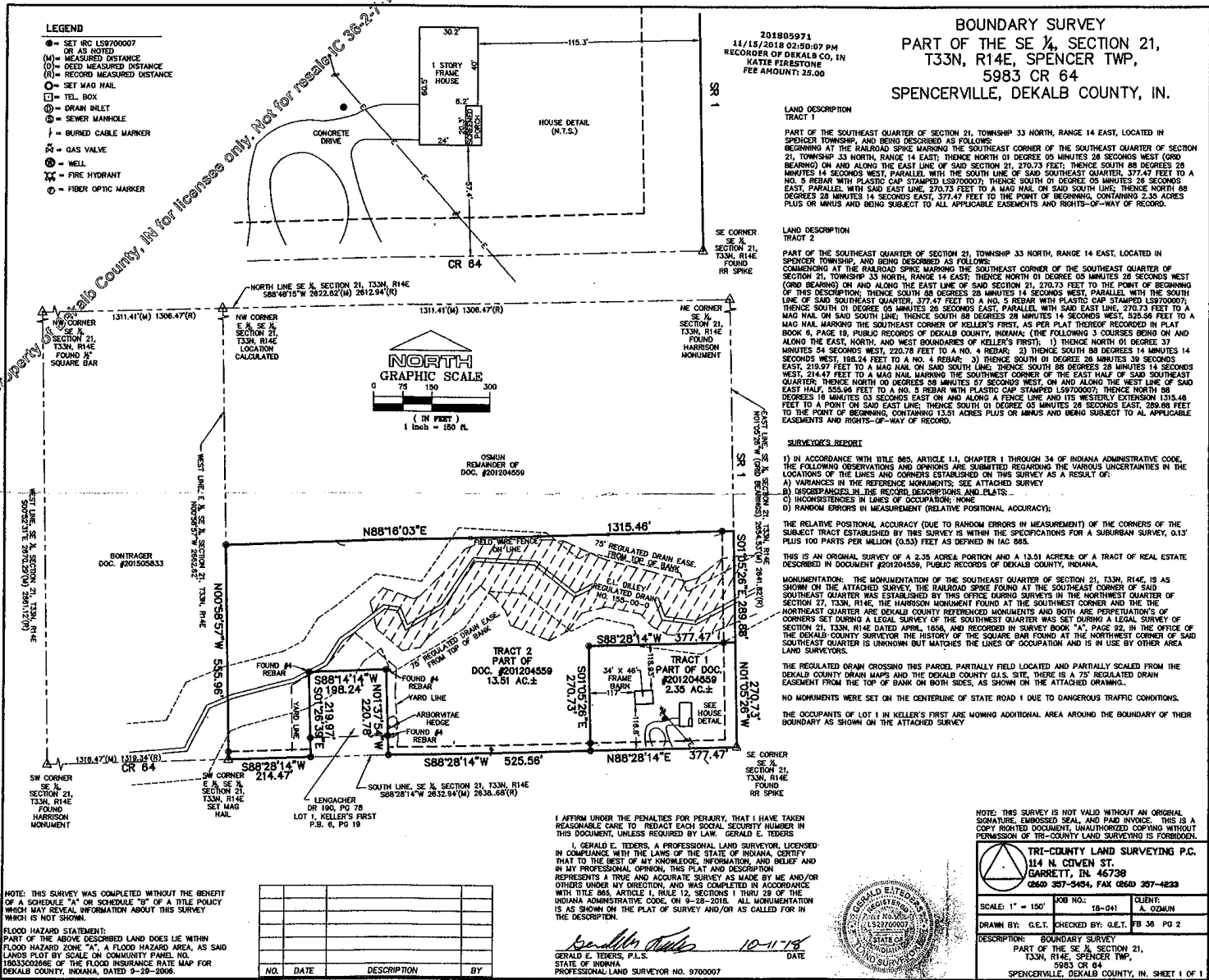
2.35±
ACRES
Offered in 1 Tract

Monday, July 13 • 6pm

held On-Site
5983 County Road 64, St. Joe, IN 46785



EXCEPTION DOCUMENTS



BOUNDARY SURVEY
 PART OF THE SE 1/4, SECTION 21,
 T33N, R14E, SPENCER TWP,
 5983 CR 64
 SPENCERVILLE, DEKALB COUNTY, IN.

201805971
 11/15/2018 02:50:07 PM
 RECORDER OF DEKALB CO, IN
 KATIE FIRESTONE
 FEE AMOUNT: 25.00

LAND DESCRIPTION
TRACT 1
 PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 14 EAST, LOCATED IN SPENCER TOWNSHIP, AND BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT THE RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 14 EAST; THENCE NORTH 01 DEGREE 05 MINUTES 28 SECONDS WEST (GRID BEARING) ON AND ALONG THE EAST LINE OF SAID SECTION 21, 270.73 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 14 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 377.47 FEET TO A NO. 3 REBAR WITH PLASTIC CAP STAMPED L5970007; THENCE SOUTH 01 DEGREE 05 MINUTES 28 SECONDS EAST, PARALLEL WITH SAID EAST LINE, 270.73 FEET TO A MAG NAIL ON SAID SOUTH LINE; THENCE NORTH 88 DEGREES 23 MINUTES 14 SECONDS EAST, 377.47 FEET TO THE POINT OF BEGINNING, CONTAINING 2.33 ACRES PLUS OR MINUS AND BEING SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LAND DESCRIPTION
TRACT 2
 PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 14 EAST, LOCATED IN SPENCER TOWNSHIP, AND BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT THE RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 14 EAST; THENCE NORTH 01 DEGREE 05 MINUTES 28 SECONDS WEST (GRID BEARING) ON AND ALONG THE EAST LINE OF SAID SECTION 21, 270.73 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 28 MINUTES 14 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 377.47 FEET TO A NO. 5 REBAR WITH PLASTIC CAP STAMPED L5970007; THENCE NORTH 01 DEGREE 05 MINUTES 28 SECONDS EAST, PARALLEL WITH SAID EAST LINE, 270.73 FEET TO A MAG NAIL ON SAID SOUTH LINE; THENCE SOUTH 88 DEGREES 28 MINUTES 14 SECONDS WEST, 377.47 FEET TO A MAG NAIL MARKING THE SOUTHWEST CORNER OF KELLER'S FIRST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 19, PUBLIC RECORDS OF DEKALB COUNTY, INDIANA; (THE FOLLOWING 3 COURSES BEING ON AND ALONG THE EAST, NORTH, AND WEST BOUNDARIES OF KELLER'S FIRST); 1) THENCE NORTH 01 DEGREE 37 MINUTES 54 SECONDS WEST, 220.78 FEET TO A NO. 4 REBAR; 2) THENCE SOUTH 88 DEGREES 14 MINUTES 14 SECONDS WEST, 198.24 FEET TO A NO. 4 REBAR; 3) THENCE SOUTH 01 DEGREE 28 MINUTES 30 SECONDS EAST, 219.97 FEET TO A MAG NAIL ON SAID SOUTH LINE; THENCE SOUTH 88 DEGREES 28 MINUTES 14 SECONDS WEST, 214.47 FEET TO A MAG NAIL MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREE 05 MINUTES 28 SECONDS EAST, PARALLEL WITH SAID EAST LINE OF SAID EAST HALF, 525.96 FEET TO A NO. 3 REBAR WITH PLASTIC CAP STAMPED L5970007; THENCE NORTH 88 DEGREES 18 MINUTES 03 SECONDS EAST ON AND ALONG A FENCE LINE AND ITS WESTERLY EXTENSION 175.46 FEET TO A POINT ON SAID EAST LINE; THENCE SOUTH 01 DEGREE 05 MINUTES 28 SECONDS EAST, 289.98 FEET TO THE POINT OF BEGINNING, CONTAINING 13.51 ACRES PLUS OR MINUS AND BEING SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S REPORT
 1) IN ACCORDANCE WITH TITLE 965, ARTICLE 1.1, CHAPTER 1 THROUGH 34 OF INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:
 A) VARIANCES IN THE REFERENCE MONUMENTS; SEE ATTACHED SURVEY
 B) DISCREPANCIES IN THE RECORD DESCRIPTIONS AND PLATS;
 C) INCONSISTENCIES IN LINES OF OCCUPATION; NONE
 D) RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY);
 THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED BY THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A SUBURBAN SURVEY, 0.13' PLUS 100 PARTS PER MILLION (0.03) FEET AS DEFINED IN IAC 948.

THIS IS AN ORIGINAL SURVEY OF A 2.33 ACRE PORTION AND A 13.51 ACRE OF A TRACT OF REAL ESTATE DESCRIBED IN DOCUMENT #201204559, PUBLIC RECORDS OF DEKALB COUNTY, INDIANA.

MONUMENTATION: THE MONUMENTATION OF THE SOUTHEAST QUARTER OF SECTION 21, T33N, R14E, IS AS SHOWN ON THE ATTACHED SURVEY. THE RAILROAD SPIKE FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER WAS ESTABLISHED BY THIS OFFICE DURING SURVEYS IN THE NORTHWEST QUARTER OF SECTION 27, T33N, R14E, THE HARRISON MONUMENT FOUND AT THE SOUTHWEST CORNER AND THE NORTHWEST QUARTER ARE DEKALB COUNTY REFERENCED MONUMENTS AND BOTH ARE PERPETUATION'S OF CORNERS SET DURING A LEGAL SURVEY OF THE SOUTHWEST QUARTER WAS SET DURING A LEGAL SURVEY OF SECTION 21, T33N, R14E DATED APRIL, 1858, AND RECORDED IN SURVEY BOOK "A", PAGE 92, IN THE OFFICE OF THE DEKALB COUNTY SURVEYOR. THE HISTORY OF THE SQUARE WAS FOUND AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER IS UNKNOWN BUT MATCHES THE LINES OF OCCUPATION AND IS IN USE BY OTHER AREA LAND SURVEYORS.

THE REGULATED DRAIN CROSSING THIS PARCEL PARTIALLY FIELD LOCATED AND PARTIALLY SCALED FROM THE DEKALB COUNTY DRAIN MAPS AND THE DEKALB COUNTY O.I.S. SITE. THERE IS A 75' REGULATED DRAIN EASEMENT FROM THE TOP OF BANK ON BOTH SIDES, AS SHOWN ON THE ATTACHED DRAWING.

NO MONUMENTS WERE SET ON THE CENTERLINE OF STATE ROAD 1 DUE TO DANGEROUS TRAFFIC CONDITIONS.

THE OCCUPANTS OF LOT 1 IN KELLER'S FIRST ARE MONING ADDITIONAL AREA AROUND THE BOUNDARY OF THEIR BOUNDARY AS SHOWN ON THE ATTACHED SURVEY.

I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. GERALD E. FEDERS
 I, GERALD E. FEDERS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND IN MY PROFESSIONAL OPINION, THIS PLAT AND DESCRIPTION REPRESENTS A TRUE AND ACCURATE SURVEY AS MADE BY ME AND/OR OTHERS UNDER MY DIRECTION, AND WAS COMPLETED IN ACCORDANCE WITH TITLE 965, ARTICLE 1, RULE 12, SECTIONS 1 THRU 28 OF THE INDIANA ADMINISTRATIVE CODE, ON 9-28-2018. ALL MONUMENTATION IS AS SHOWN ON THE PLAT OF SURVEY AND/OR AS CALLED FOR IN THE DESCRIPTION.
 GERALD E. FEDERS, P.L.S.
 STATE OF INDIANA
 PROFESSIONAL LAND SURVEYOR NO. 9700007



NOTE: THIS SURVEY IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE, EMBOSSED SEAL, AND PAID INVOICE. THIS IS A COPY RIGHTED DOCUMENT. UNAUTHORIZED COPYING WITHOUT PERMISSION OF TRI-COUNTY LAND SURVEYING IS FORBIDDEN.

TRI-COUNTY LAND SURVEYING P.C.			
114 N. COWEN ST.			
GARRETT, IN 46738			
(260) 387-5454; FAX (260) 387-4233			
SCALE: 1" = 150'	JOB NO: 18-041	CLIENT: A. ODWIN	
DRAWN BY: G.E.T. CHECKED BY: G.E.T.		FB 38 PO 2	
BOUNDARY SURVEY PART OF THE SE 1/4, SECTION 21, T33N, R14E, SPENCER TWP, 5983 CR 64 SPENCERVILLE, DEKALB COUNTY, IN. SHEET 1 OF 1			

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A SCHEDULE "A" OR SCHEDULE "B" OF A TITLE POLICY WHICH MAY REVEAL INFORMATION ABOUT THIS SURVEY WHICH IS NOT SHOWN.
 FLOOD HAZARD STATEMENT:
 PART OF THE ABOVE DESCRIBED LAND DOES LIE WITHIN FLOOD HAZARD ZONE "A", A FLOOD HAZARD AREA, AS SAID LANDS PLOT BY SCALE ON COMMUNITY PANEL NO. 180330208E OF THE FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, INDIANA, DATED 9-29-2008.

NO.	DATE	DESCRIPTION	BY

EXCEPTION DOCUMENTS

#4197

EASEMENT

Auburn-Defiance 466 Stub Est 6837 4145
Approved: _____ Attorney

\$3.00

Received of the INDIANA BELL TELEPHONE COMPANY Three and 00/100 Dollars, in consideration of which I hereby grant unto said Company, its associated and allied companies, their respective successors, assigns, lessees and agents, the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, cables, conduits, guys, anchors and other fixtures and appurtenances as the grantee may from time to time require, upon, across, over and/or under the property which I own or in which I have any interest in section in the Twp of Spencer, County of DeKalb and State of Indiana, and upon, along and/or under the roads, streets or highways adjoining the said property, with the right to trim from time to time any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches and the right to permit the attachment of and/or carry in conduit wires and cables of any other company. The grantor for himself, his heirs, executors, administrators and assigns hereby covenants that no inflammable structure will be erected or permitted on said property within 50 feet of said lines. Said sum being received in full payment for the rights herein granted.

One stub pole and anchor guy inside of fence in barn lot.

Witness my hand and seal this 15th day of April A.D. 1942, at Spencerville, Ind.

Witness _____

Raymond Rhodes (Seal)

State of Indiana, Marion County of, ss;
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, this 15th day of April 1942, Raymond Rhodes grantor acknowledged the execution of the annexed deed.
In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year aforesaid.

(NOTARY SEAL)

K. J. Konop
Notary Public

My commission expires Mar. 7, 1943

The above is a true copy recorded April 30, 1942 at 9:00 A.M.

A. G. Stanley
RECORDER

WARRANTY DEED #4200
Minnie Bower
to
Ralph Stomm et al
Amount: \$1.00 - Land
Dated: April 29, 1942
Recorded: April 30, 1942
at 11:00 A.M. Transferred
April 30, 1942, Burley
Enslay, County Auditor
REVENUE STAMPS ATTACHED \$2.20

THIS INDENTURE WITNESSETH, That Minnie Bower, (Unmarried) and widow of Arthur J. Bower, deceased, of Noble County, in the State of Indiana, Convey and Warranty to Ralph Stomm and Mae Stomm, Husband and Wife, of DeKalb County, in the State of Indiana, for and in consideration of One and no/100 Dollars, the receipt whereof is hereby acknowledged, the following described Real Estate in DeKalb County in the State of Indiana, to-wit:

The north half (1/2) of the North-east Quarter (1/4) of Section Twenty-two (22), Township Thirty-five (35) North, Range Twelve (12) east in said DeKalb County, Indiana, excepting therefrom a tract of land described as follows:

Commencing at the quarter post at the north-west corner of said North-east Quarter (1/4) of said Section Twenty-two (22); thence east on the section line One Thousand five and two tenths (1005.2) feet, thence south Two Hundred Sixty-two and one half (262 1/2) feet; thence West Eight Hundred Seventy-three and two tenths (873.2) feet; thence south Ten (10) rods; thence west Eight (8) rods; thence north to the place of beginning. Also excepting therefrom a parcel of land described as follows: Commencing Thirty-four (34) rods and four (4) feet south of the north-west corner of the said North-east quarter (1/4) of said section Twenty-two (22); thence east Eight (8) rods; thence south Seventeen and one half (17 1/2) rods; thence west Eight (8) rods; thence north Seventeen and one half (17 1/2) rods to the place of beginning.

Also a tract of land described as follows: Commencing at a point Thirty-six (36) rods south of the North-east corner of the North-west Quarter (1/4) of Section Twenty-two (22), Township Thirty-five (35) north, Range Twelve (12) east in said DeKalb County, Indiana. thence west Ten (10) rods; thence south Twenty-four (24) rods; thence east Ten (10) rods; thence north Twenty-four (24) rods to the place of beginning, said last described tract containing one and one-half (1 1/2) acres of land.

The grantees assume and agree to pay all taxes hereafter falling due.

IN WITNESS WHEREOF, The said Minnie Bower, (Unmarried) has hereunto set her hand and seal, this 29th day of April 1942.

Minnie Bower (Seal)

State of Indiana, DeKalb County, ss;
Before me, the undersigned, a Notary Public, in and for said County and State, this 29th day of April A.D. 1942, personally appeared the within named Minnie Bower (unmarried) Grantor in the above conveyance, and acknowledged the execution of the same to be her voluntary act and deed, for the uses and purposes herein mentioned.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

(NOTARY SEAL)

Edgar W. Atkinson
Notary Public

My commission expires February 15th, 1945

The above is a true copy recorded April 30, 1942 at 11:00 A.M.

A. G. Stanley
RECORDER

IMAGE COPY

DEKALB COUNTY INDIANA LICENSING

36-27-14

PRELIMINARY TITLE



2.35±
ACRES
Offered in 1 Tract

Monday, July 13 • 6pm

held On-Site
5983 County Road 64, St. Joe, IN 46785



PRELIMINARY TITLE

SCHEDULE A

MERIDIAN TITLE CORPORATION

Auburn Office
120 W. 8th St.
Auburn, IN 46706
260.636.2692
260.490.1130 FAX

File No.: 26-12296

Effective Date: April 30, 2026 at 8:00 AM

Customer Reference No.:

Property Address Reference: 5983 County Road 64, Spencerville,
IN 46788

1. Policy or Policies to be issued:

(a) ALTA Owner's Policy 06/17/06

Amount: **TBD**

Proposed Insured: **A natural person or legal entity to be determined**

(b) ALTA Loan Policy 06/17/06

Amount:

Proposed Insured:

2. The estate or interest in the land described or referred to in this Preliminary Title Report is Fee Simple.

3. Title to said estate or interest in said land is at the effective date hereof vested in:

Liat M. Greenler

4. The land referred to in this Preliminary Title Report is located in the County of DeKalb, State of Indiana described as follows:

SEE ATTACHED EXHIBIT "A"

PRELIMINARY TITLE

File No.: 26-12296

SCHEDULE A

EXHIBIT A

Part of the Southeast Quarter of Section 21, Township 33 North, Range 14 East, located in Spencer Township, and being described as follows:

Beginning at the railroad spike marking the Southeast corner of the Southeast Quarter of Section 21, Township 33 North, Range 14 East; thence North 01 degree 05 minutes 26 seconds West (Grid bearing) on and along the east line of said Section 21, 270.73 feet; thence South 88 degrees 28 minutes 14 seconds West, parallel with the south line of said Southeast Quarter, 377.47 feet to a No. 5 Rebar with plastic cap stamped LS9700007; thence South 01 degree 05 minutes 26 seconds East, parallel with said east line, 270.73 feet to a mag nail on said south line; thence North 88 degrees 28 minutes 14 seconds East, 377.47 feet to the point of beginning, containing 2.35 acres plus or minus.

PRELIMINARY TITLE

File No.: 26-12296

Part I, SCHEDULE B

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

1. Notification in writing is required for all changes to this Preliminary Title Report. Additional requirements may be imposed after review of said notification.
2. Vendor's Affidavit (if Owner's Policy) and Mortgagor's Affidavit (if Lender's Policy).

As to the Lender's Policy only:

Upon receipt of a Vendor's and Mortgagor's Affidavit with content and form acceptable to the insurer, the Standard Exceptions as set out in Part II of the Schedule B herein will be deleted.)

3. Properly executed and fully completed Certificate of Non-Foreign Status of Transferor.

Note: Seller Proceeds cannot be disbursed until this form is completed in its entirety.

4. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
5. Warranty Deed suitable for recording, when the proposed insured is determined.
6. Recordation of Minimum standard detailed survey and certificate. (Record at back of deed)(Survey recorded separately with the County as Instrument No. 201805971)

Note: The Insurer reserves the right to take exception to those matters of survey, reflected in the survey herein required, after review of said survey.

7. There were no open mortgage liens found in the public record against the subject property.

NOTE: Due to the passage of SEA 370 (P.L. 80-2013), rates and fees are subject to change from current existing charges for transactions closed on or after July 1, 2013.

NOTE: In accordance with applicable underwriter guidelines, there may be a title premium re-issue discount for this transaction. Please contact our office prior to your closing for more details.

PRELIMINARY TITLE

File No.: 26-12296

Part II, SCHEDULE B

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Preliminary Title Report.
2. Standard Exceptions:
 - a) Rights or claims of parties in possession not shown by the public records.
 - b) Easements, or claims of easements, not shown by the public records.
 - c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Special Exceptions:
 - a) Taxes for the year 2026 Payable in 2027 are a lien not yet due and payable.
Taxes for the year 2025 Payable in 2026 are as follows:

Key Number	11-11-21-400-005
State ID Number	17-11-21-400-005.000-021
Township	Spencer
1 st installment due May 10, 2026	\$701.60 - Paid
2 nd installment due November 10, 2026	\$701.60 - Paid

Assessed Values for 2025/2026:

Land	\$40,500.00
Improvements	\$122,800.00
Exemption (Homeowners)	\$0.00
Exemption (Homestead Supplemental)	\$0.00
Exemption (2% Deduction)	\$9,462.00
Net Valuations	\$153,838.00

0155-00-0 E. L. Dilley 61205 Drain/Ditch Assessment Fees:

1st installment - \$5.40 - Paid
2nd installment - \$5.40 - Paid

NOTE FOR INFORMATION: Tax information supra is limited to the LAST BILLED information reflected in the computer input in the Treasurer's office and does not necessarily reflect the most current information as to applicable penalties, deductions, exemptions, assessments and payments. Also, it does not reflect possible additional taxes and civil penalties as a result of a determination by County officials that a deduction was improperly granted. A check with the Treasurer's or Auditor's Office should be made to determine the exact status and amount of taxes due, if any.

- b) Special assessments/sewer usage charges, if any, levied by the City/Town of Spencerville.
- c) Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
- d) Survey by Gerald E. Teders, Indiana Registered Land Surveyor No. LS9700007, recorded November 15, 2018 as Instrument No. 201805971 in the Office of the Recorder of DeKalb County, Indiana.
- e) Easement and associated rights granted to Indiana Bell Telephone Company by Raymond Rhodes in an instrument dated April 15, 1942 and recorded April 30, 1942 in Book 114, page 504 in the

**Valid only if Schedules A and B are attached.
Schedule BII consists of 3 page(s)**

PRELIMINARY TITLE

File No.: 26-12296

Part II, SCHEDULE B

Office of the Recorder of DeKalb County, Indiana.

INFORMATION NOTE: The acreage in the legal description is shown for convenience only. The policy, when issued, will not insure the acreage of the insured premises.

SEARCH AND LIMITATION OF LIABILITY

This information in commitment form is not an abstract or opinion of title, nor is it a commitment to insure title. This information is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

Liability by MERIDIAN TITLE CORPORATION is limited to a maximum of \$1,000.00. Liability is limited to actual loss or damage resulting solely from the inaccuracy of the information set forth above. This Guarantee specifically, but not by limitation, does not evidence or assure the following:

- Matters subsequent to Search date herein;
- Property Owners fees and assessments, unless recorded as a lien;
- City and/or County codes and ordinances;
- Unrecorded building lines, easements, restrictions, covenants, or rights of way.

NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500. Meridian Title Corporation strongly suggests that all funding for the transaction be in the form of an irrevocable wire in order to allow us to disburse funds timely to all parties. Otherwise it's possible that disbursements may be delayed until the funds have been unconditionally credited.

NOTE: This Commitment is not an abstract, examination, report, or representation of fact or title and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of company and its title insurance agent shall arise under and be governed by the conditions of the commitment.

NOTE: RREAL IN is statutorily mandated by Indiana Code 27-7-3-15.5 and its objective is to develop an electronic system for the collection and storage of information concerning persons that have or will participate in or assist with a residential real estate transaction. All closing agents are required to complete an on-line form pursuant to the statute. If you are person or party to which this section applies; loan brokerage business, mortgage loan originator, principal real estate broker, real estate sales person or real estate broker salesperson, title insurance underwriter, title insurance agency and/or agent, licensed or certified appraiser, appraisal management company, or creditor to a first lien purchase mortgage, you must provide the closing agent with applicable license information or be subject to possible fines as indicated in said Indiana Code. More information can be found at www.in.gov/idoi/.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

The following deed(s) (if any) affecting said land were recorded within Twenty-four (24) months of the date of this product. If no deed(s) were found, the last deed of record is shown below:

Grantor: Allen R. Osmun

Valid only if Schedules A and B are attached.
Schedule BII consists of 3 page(s)

PRELIMINARY TITLE

File No.: 26-12296

Part II, SCHEDULE B

Grantee:	Liat M. Greenler
Date Recorded:	November 19, 2020
Instrument No.:	202007437

PRELIMINARY TITLE



Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates (including insurance companies and insurance agents), from sharing nonpublic personal information about a consumer with a nonaffiliated third party unless the institution provides the consumer with a notice of its privacy policies and practices, such as type of information that it collects about the consumer and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of privacy policies and practices of Meridian Title Corporation.

We may collect nonpublic information about you from the following sources:

- Information we receive from you, such as on applications or other forms,
- information about your transaction that we secure from our files, from our affiliates or from third parties,
- information we receive from a consumer reporting agency and
- information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic information will be collected about you.

If you are concerned about the information we have collected, please write us.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to non-public personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

No response to this notice is required, but if you have questions, please write us:

Meridian Title Corporation
202 S. Michigan Street, Suite 701
South Bend, Indiana 46601

PROPERTY PHOTOS



2.35±
ACRES
Offered in 1 Tract

Monday, July 13 • 6pm

held On-Site
5983 County Road 64, St. Joe, IN 46785

























Auction Manager:

Daniel Days • 260.233.1401

Daniel James Days • Real Estate Broker #RB22000867



950 North Liberty Drive, Columbia City, IN 46725
800.451.2709 • 260.244.7606 • www.schraderauction.com

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