

WHITLEY COUNTY, IN

# Beautiful Recreational LAND AUCTION



*Thursday,*  
**July 16<sup>th</sup> • 6:00pm EST**

# 36± Acres

*Offered in 2 Tracts*

## INFORMATION BOOKLET



- Potential Build Sites
- 720 Feet of Lake Access
- Excellent Hunting Tracts
- Easy Road Access
- Secluded Pond

*Auction held at Tri-Lakes Lions Club,  
2935 E Colony Ave., Columbia City, IN, 46725.*

**800-451-2709 | [SchraderAuction.com](http://SchraderAuction.com)**



## DISCLAIMER:

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

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

**SELLERS: Thomas Leedy, Steven Leedy, Victoria Leedy, Joshua Eby, Terri Leedy, Kamden Leedy, Brady and Tyler McNamara**  
**AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.**

Daniel James Days, RB22000867  
Dean G. Rummel, RB14052473, AU08801377  
Schrader Real Estate and Auction Company, Inc., CO81291723, AC63001504



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

### **AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 2 individual tracts, any combination of tracts as a total 36+/- acres. There will be open bidding on each individual tract, as well as combination of tracts.

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

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

**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:** At closing.

**REAL ESTATE TAXES:** Property taxes will be prorated to the day of closing.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries

are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & 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. Combination purchases will receive a perimeter survey only.

**BUILDING SITES:** For purpose of building sites, it is the buyer's responsibility to check with the Whitley County Planning Commission and Health Departments.

**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.

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

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

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

**STOCK PHOTOGRAPHY:** Animal Photos are for illustrative purposes only and are not of the auction property.

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**For Information Call Auction Managers:  
Daniel Days, 260-233-1401 & Dean Rummel, 260-343-8511**





# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, JULY 16, 2026**

**36± ACRES – WHITLEY COUNTY, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Thursday, July 9, 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**  
**36± Acres • Whitley County, Indiana**  
**Thursday, July 16, 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 Thursday, July 16, 2026 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, July 9, 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.

An aerial photograph showing a vast, dense forest of green trees. In the upper right, a small pond is visible, surrounded by trees. A road or path runs through the forest in the lower left. The overall scene is lush and green.

**LOCATION MAP**  
**TRACT MAP**  
**EXHIBIT A**

# LOCATION MAP



## *Inspection Dates:*

**Tuesday, June 23<sup>rd</sup> • 4pm-5pm**

**Thursday, July 2<sup>nd</sup> • 4pm-5pm**

**ADDRESS & DIRECTIONS TO PROPERTY:** 3230 W 700 N, Columbia City, IN 46725. Take SR 9 south out of Merriam towards Columbia City for 3 miles until you arrive at East 600 N. Turn west and continue down the road for 1.5 miles until you arrive at SR 109. Turn north and travel up to West 700 N and head west. Continue down 700 for 3 miles past Loon Lake. The property is located on the north side of the road.

**AUCTION LOCATION:** Tri-Lakes Lions Club, 2935 E Colony Ave., Columbia City, IN, 46725.

# TRACT MAP



## TRACT DESCRIPTIONS:

**TRACT 1: 16± ACRES.** This tract offers the entire 720' of lake access along Old Lake along with the pond. There was a previous home site located on this tract in the southwest corner and there is still a driveway access to the site. This tract would make a great potential homesite or recreational piece!

**TRACT 2: 20± ACRES.** This tract is nearly 100% wooded land. There is an open water way that flows through the northeast portion of the tract. There is approximately 1.75± acres of wooded land owned on the other side of the ditch. This would make an excellent potential build site or recreational property.

# EXHIBIT A

## EXHIBIT "A"

Property Address: 3230 West 700 North, Columbia City, IN 46725  
File No.: 26-9187

The Southeast Quarter of the Southwest fractional Quarter of Section Thirty-six (36), Township Thirty-three (33) North, of Range Eight (8) East, Containing Thirty-six (36) acres more or less.

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.

An aerial photograph of a lush green forest. A small pond is visible on the left side, and a road runs along the bottom left corner. The text 'PROPERTY INFORMATION MAPS' is overlaid in the center in a bold, orange font with a white outline.

**PROPERTY  
INFORMATION  
MAPS**

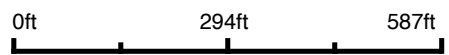
# FLOOD ZONE MAP



©2026 AgriData, Inc.



Map Center: 41° 16' 5.73, -85° 32' 59.19



**36-33N-8E**  
**Whitley County**  
**Indiana**



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

5/20/2026

Flood related information provided by FEMA

# FSA MAP

Aerial map



©2026 AgriData, Inc.



Map Center: 41° 16' 5.73, -85° 32' 59.19



**36-33N-8E**  
**Whitley County**  
**Indiana**



5/20/2026

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

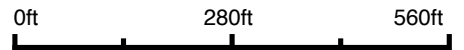
# TOPO CONTOURS MAP



©2026 AgriData, Inc.



Source: USGS 1 meter dem



Interval(ft): 2.0

Min: 896.7

Max: 944.5

Range: 47.8

Average: 918.7

Standard Deviation: 12.6 ft



5/20/2026

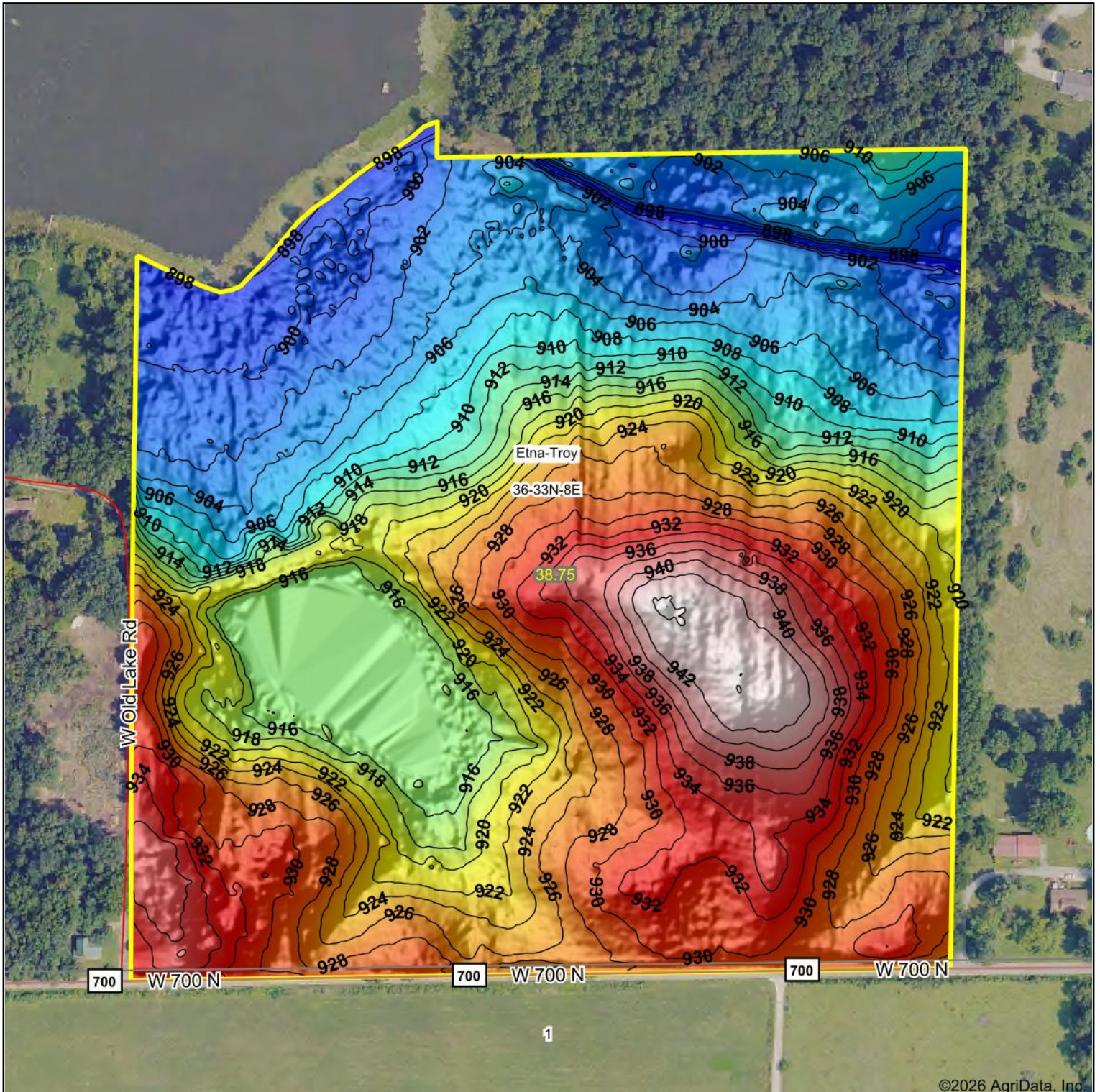
**36-33N-8E**  
Whitley County  
Indiana

Boundary Center: 41° 16' 5.73, -85° 32' 59.19



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# TOPO HILLSHADE MAP



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem  
 Interval(ft): 2  
 Min: 896.7  
 Max: 944.5  
 Range: 47.8  
 Average: 918.7  
 Standard Deviation: 12.6 ft



5/20/2026

**36-33N-8E**  
**Whitley County**  
**Indiana**

Boundary Center: 41° 16' 5.73, -85° 32' 59.14 17



An aerial photograph of a rural landscape. In the foreground, there is a large, dense forest of green trees. A winding road or path is visible in the lower right corner, with a white car parked on it. In the middle ground, there is a large, open green field. To the left of the field, there is a pond with lily pads. In the background, there are more fields, some of which are brown, suggesting they have been harvested. A small barn or shed is visible in the middle ground, surrounded by trees. The sky is a pale blue with some light clouds.

# COUNTY TAX INFORMATION

# COUNTY TAX INFORMATION

## Tax History

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

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$135.46	\$160.45	\$141.48	\$115.69	\$106.71
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$11.56	\$5.34
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$135.46	\$160.45	\$141.48	\$115.69	\$106.71
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ 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	\$270.92	\$320.90	\$282.96	\$242.94	\$218.76
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$270.92)	(\$320.90)	(\$282.96)	(\$242.94)	(\$218.76)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

# COUNTY TAX INFORMATION

## Land

Columns ▾

Land Type	Soil ID	Act Front.	EM Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Legal Ditch	BMA	0	0	2.6020	\$2,120.00	\$1,887.00	\$4,909.97	(100%)	\$0.00
Road Right of Way	BT	0	0	0.6160	\$2,120.00	\$1,060.00	\$652.96	(100%)	\$0.00
Non-tillable Land	CO	0	0	0.5510	\$2,120.00	\$2,247.00	\$1,238.10	(60%)	\$500.00
Woodland	CO	0	0	0.2570	\$2,120.00	\$2,247.00	\$577.48	(80%)	\$120.00
Woodland	HEG	0	0	0.0370	\$2,120.00	\$1,060.00	\$39.22	(80%)	\$10.00
Woodland	H5	0	0	0.5510	\$2,120.00	\$1,060.00	\$584.06	(80%)	\$120.00
Non-tillable Land	H5	0	0	0.5510	\$2,120.00	\$1,060.00	\$584.06	(60%)	\$230.00
Non-tillable Land	MD	0	0	0.8080	\$2,120.00	\$1,442.00	\$1,165.14	(60%)	\$470.00
Woodland	MD	0	0	3.7100	\$2,120.00	\$1,442.00	\$5,349.82	(80%)	\$1,070.00
Non-tillable Land	MMB2	0	0	0.2570	\$2,120.00	\$1,802.00	\$463.11	(60%)	\$190.00
Non-tillable Land	MMC2	0	0	0.9550	\$2,120.00	\$1,632.00	\$1,558.56	(60%)	\$620.00
Woodland	MMC2	0	0	0.1470	\$2,120.00	\$1,632.00	\$239.90	(80%)	\$50.00
Woodland	MMD2	0	0	0.0370	\$2,120.00	\$1,357.00	\$50.21	(80%)	\$10.00
Non-tillable Land	MMD2	0	0	0.0370	\$2,120.00	\$1,357.00	\$50.21	(60%)	\$20.00
Non-tillable Land	MOD3	0	0	5.877	\$2,120.00	\$1,357.00	\$7,975.09	(60%)	\$3,190.00
Woodland	MOD3	0	0	0.1100	\$2,120.00	\$1,357.00	\$149.27	(80%)	\$30.00
Non-tillable Land	M5	0	0	1.1020	\$2,120.00	\$2,438.00	\$2,686.68	(60%)	\$1,070.00
Woodland	M5	0	0	0.8820	\$2,120.00	\$2,438.00	\$2,150.32	(80%)	\$430.00
Non-tillable Land	RE	0	0	0.4780	\$2,120.00	\$2,714.00	\$1,297.29	(60%)	\$520.00
Tillable Cropland	RE	0	0	1.0370	\$2,120.00	\$2,714.00	\$2,814.42	0%	\$2,810.00
Non-tillable Land	RHB	0	0	5.2890	\$2,120.00	\$2,078.00	\$10,990.54	(60%)	\$4,400.00
Woodland	RHB	0	0	0.0370	\$2,120.00	\$2,078.00	\$76.89	(80%)	\$20.00
Tillable Cropland	RHC	0	0	0.0370	\$2,120.00	\$1,887.00	\$69.82	0%	\$70.00
Non-tillable Land	RHC	0	0	6.0970	\$2,120.00	\$1,887.00	\$11,505.04	(60%)	\$4,600.00
Non-tillable Land	SPC	0	0	0.3670	\$2,120.00	\$1,060.00	\$389.02	(60%)	\$160.00
Non-tillable Land	W	0	0	0.2940	\$2,120.00	\$1,060.00	\$311.64	(60%)	\$120.00
Farm Ponds	WTR	0	0	1.1470	\$2,120.00	\$1,060.00	\$1,215.82	(40%)	\$730.00
Farm Ponds	WTR	0	0	1.0650	\$2,120.00	\$1,060.00	\$1,128.90	(40%)	\$680.00
Farm Ponds	WTR	0	0	0.7710	\$2,120.00	\$1,060.00	\$817.26	(40%)	\$490.00
Farm Ponds	WTR	0	0	0.1840	\$2,120.00	\$1,060.00	\$195.04	(40%)	\$120.00
Farm Ponds	WTR	0	0	0.1100	\$2,120.00	\$1,060.00	\$116.60	(40%)	\$70.00



An aerial photograph of a lush green forest. A narrow stream flows through the center of the image, bordered by a dense patch of tall grasses on the right side. The trees are vibrant green, and the overall scene is bright and natural.

# PRELIMINARY TITLE

# PRELIMINARY TITLE

## SCHEDULE A

### MERIDIAN TITLE CORPORATION

#### *Warsaw Office*

612 N. Detroit St.  
Warsaw, IN 46580  
574.268-6300  
574.289.1514 FAX  
warsawoffice@meridiantitle.com

---

File No.: 26-9187

Effective Date: April 1, 2026 at 8:00 AM

---

Customer Reference No.:

Property Address Reference: 3230 West 700 North, Columbia  
City, IN 46725

---

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:

Unknown Heirs or Devisees of Kevin S. Leedy, deceased, as to an undivided 1/5th interest, Victoria Leedy, as to an undivided 1/5th interest, Joshua E. Eby, as to an undivided 1/5th interest, Steven J. Leedy, as to an undivided 1/5th interest, and Thomas R. Leedy, as to an undivided 1/5th interest, subject to the Life Estate Interest of Lona M. Leedy

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

SEE ATTACHED EXHIBIT "A"

# PRELIMINARY TITLE

File No.: 26-9187

SCHEDULE A

---

## EXHIBIT A

The Southeast Quarter of the Southwest fractional Quarter of Section Thirty-six (36), Township Thirty-three (33) North, of Range Eight (8) East, Containing Thirty-six (36) acres more or less.

# PRELIMINARY TITLE

File No.: 26-9187

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

NOTE: Deed must convey the Life Estate Interest.

NOTE: Life Estate Interest was created by a deed recorded April 24, 1992 as 92-4-520 in the Office of the Recorder of Whitley County, Indiana.

NOTE: The above required deed should contain language in which the Grantor attests to the fact that Lona M. Leedy (Life Estate Interest Holder) is deceased and as to the place and date of death of the decedent.

6. Based upon information provided, it appears Kevin S., Leedy, one of the vested owners, is deceased. If the Decedent died with a will we may require that the will be probated (spread of record). Depending on how title will be transferred out of the name of the decedent we may require the following:

1. An Affidavit in accordance with IC 29-1-7-23 to be filed and recorded wherein the Affidavit will induce the Auditor to transfer the interest of the decedent to heirs/devisees. Full names and current addresses of the heirs/devisees will need to be provided for the insurer to search public records for judgments/liens since they will be vested with ownership.

2. If an unsupervised estate is going to be opened, a Personal Representative's Deed to the proposed insured, suitable for recording, will be required.

3. If a supervised estate is going to be opened, a Court Order Authorizing the Sale may be required and a Personal Representative's Deed to the proposed insured, suitable for recording, will be required.

NOTE: We reserve the right, to raise further requirements after the above information is furnished.

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

NOTE: The policy to be issued will not insure that the proposed insured real estate is a buildable parcel. A check should be made with the local building department, as to the requirements, if any, necessary to secure the appropriate permits for the construction of any improvements on said parcel.

**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.: 26-9187

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	State ID Number Only
State ID Number	92-01-36-000-326.000-005
Township	Etna Troy
1 <sup>st</sup> installment due May 10, 2026	\$135.46 - Unpaid
2 <sup>nd</sup> installment due November 10, 2026	\$135.46 - Unpaid

Assessed Values for 2025/2026:

Land	\$22,900.00
Improvements	\$600.00
Exemption (Homeowners)	\$0.00
Exemption (Homestead Supplemental)	\$0.00
Exemption (2% Deduction)	\$1,374.00
Net Valuations	\$22,126.00

Possible assessments for the 5609-000A-5609-000A-SCHAEFER E Drain/Ditch, which may become a lien at a later date.

Possible assessments for the 5664-033AL-STANGLAND#33AL Drain/Ditch, which may become a lien at a later date.

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 Columbia City.
- 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) Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.

# PRELIMINARY TITLE

File No.: 26-9187

Part II, SCHEDULE B

- e) Subject to all legal highways and rights of way.
- f) Easement in favor of the Whitley County Surveyor and Drainage Board to maintain the ditch pursuant to IC36-9-27-33 of the Indiana Drainage Code. Said easement affects an area that is measured at right angles from the top bank of said ditch and extended outward a distance of 75 feet.

NOTE: Upon receipt of a survey which satisfactorily evidences that the property described in Schedule A is not within the easement area this exception shall be deleted.

- g) Any adverse claim based on title to that portion, if any, of the land described in Schedule A that lies below the ordinary low water mark of the lake and pond.

Any adverse claim based on the assertion that some portion of the land described in Schedule A was created by artificial means.

Such rights and easements for navigation, commerce or recreation which may exist over that portion of said land described in Schedule A lying beneath the waters of the lake and pond

Rights of upper and lower littoral owners with respect to the lake and pond.

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.**

# PRELIMINARY TITLE

File No.: 26-9187

Part II, SCHEDULE B

**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/](http://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:** David Bart Corner, as Personal Representative of the Last Will and Testament of Gregory Allen Leedy  
**Grantee:** Victoria Leedy  
**Date Recorded:** June 1, 2020  
**Instrument No.:** 2020060012

**Grantor:** Thomas R. Leedy and Gregory A. Leedy, each having an undivided One-fifth (1/5) interest  
**Grantee:** Joshua E. Eby, all their undivided One-fifth (1/5) interest  
**Date Recorded:** August 9, 2011  
**Instrument No.:** 2011080152

**Grantor:** Raymond E. Leedy an undivided One-fifth (1/5) interest  
**Grantee:** Gregory A. Leedy and Thomas R. Leedy, as equal share all of his undivided One-fifth (1/5) interest  
**Date Recorded:** April 25, 2003  
**Instrument No.:** 2003040891

**Grantor:** Lona M. Leedy  
**Grantee:** Gregory A. Leedy, as to an undivided One-fifth (1/5) interest, Steven J. Leedy, as to an undivided One-fifth (1/5) interest, Thomas R. Leedy, as to an undivided One-fifth (1/5) interest, Kevin S. Leedy, as to an undivided One-fifth (1/5) interest and Raymond E. Leedy, as to an undivided One-fifth (1/5) interest, subject to the Life Estate Interest of Lona M. Leedy  
**Date Recorded:** April 24, 1992  
**Instrument No.:** 1992040520



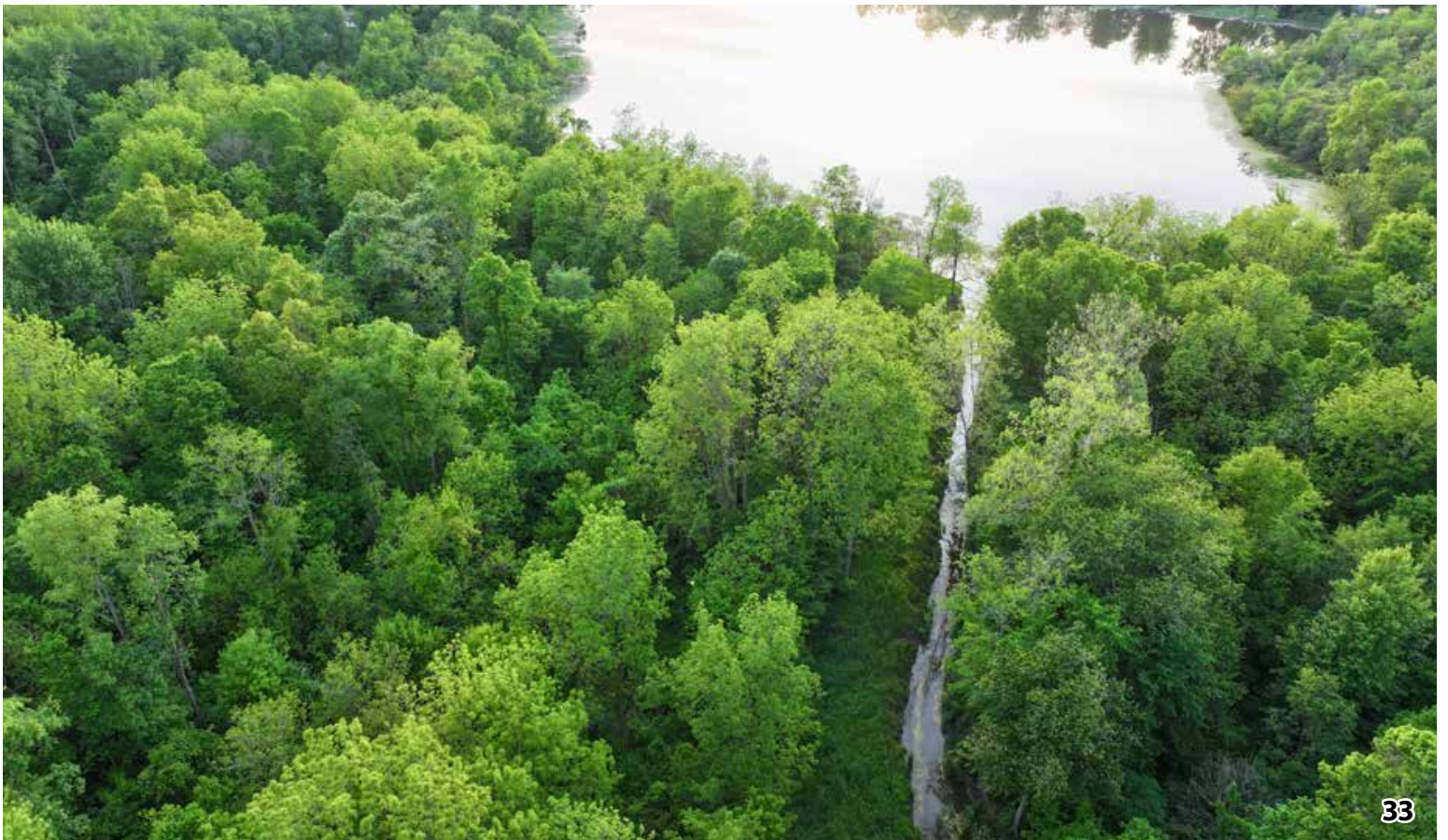


# PHOTOS

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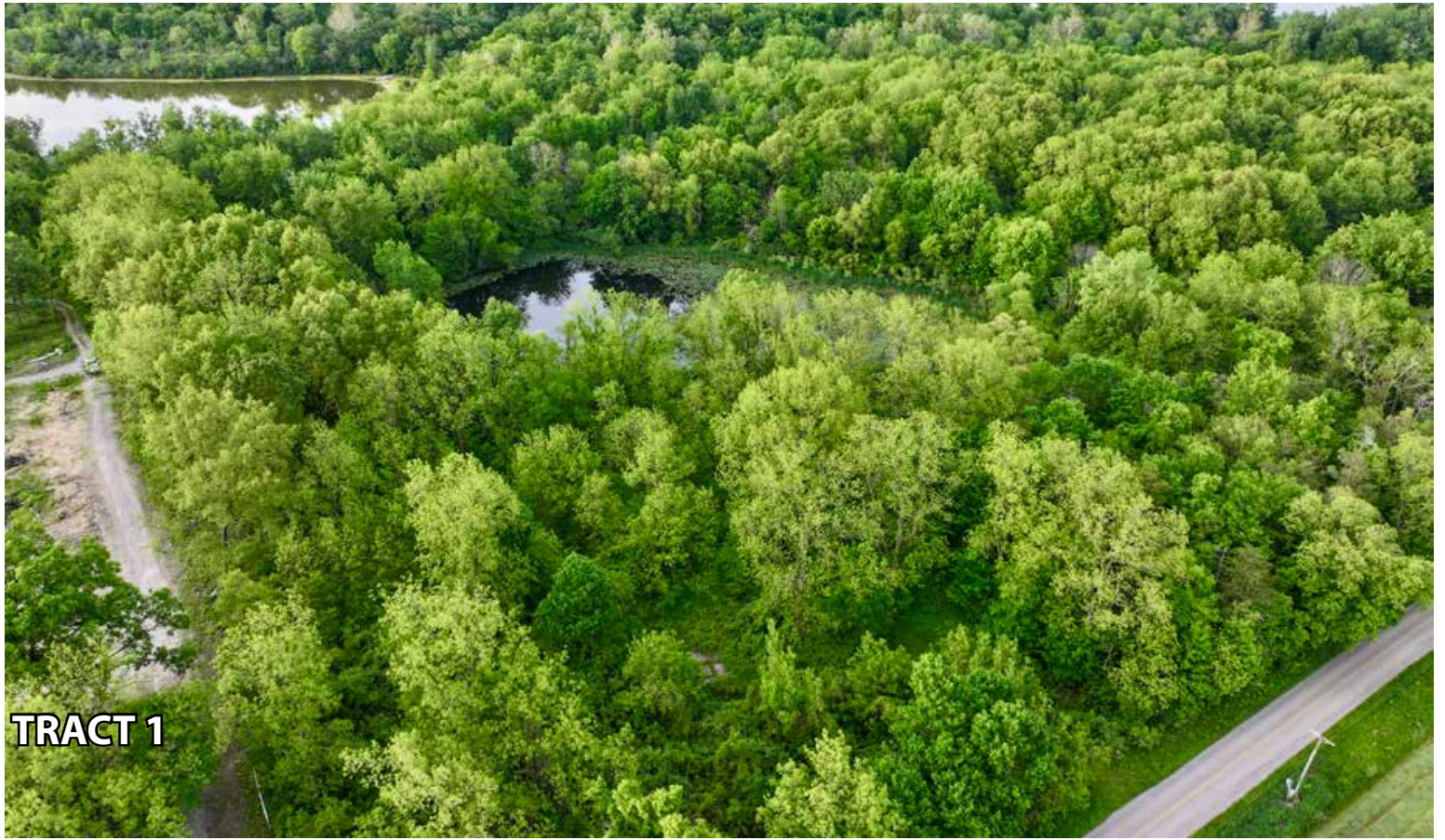


# PHOTOS



**TRACTS 1 & 2**

# PHOTOS



# PHOTOS





**TRACT 2**



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