

AUCTION

Beautiful Home & Land

NOBLE COUNTY, INDIANA

17.27± acres

Offered in 2 Tracts



- 936 sq. ft. Home
- Tillable Land
- Hunting Potential
- Asphalt Driveway
- Potential Build Sites

INFORMATION *Booklet*



Monday, July 20, 6:00pm Eastern

held at South Milford Community Building, 7900 E 750 S, Wolcottville, IN
Online Bidding Available

800.451.2709
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.

Auction Managers | Daniel Days • 260.233.1401 & Dean Rummel • 260.343.8511



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 20, 2026

17.27± ACRES – NOBLE 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 13, 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
17.27± Acres • Noble County, Indiana
Monday, July 20, 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 20, 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 13, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

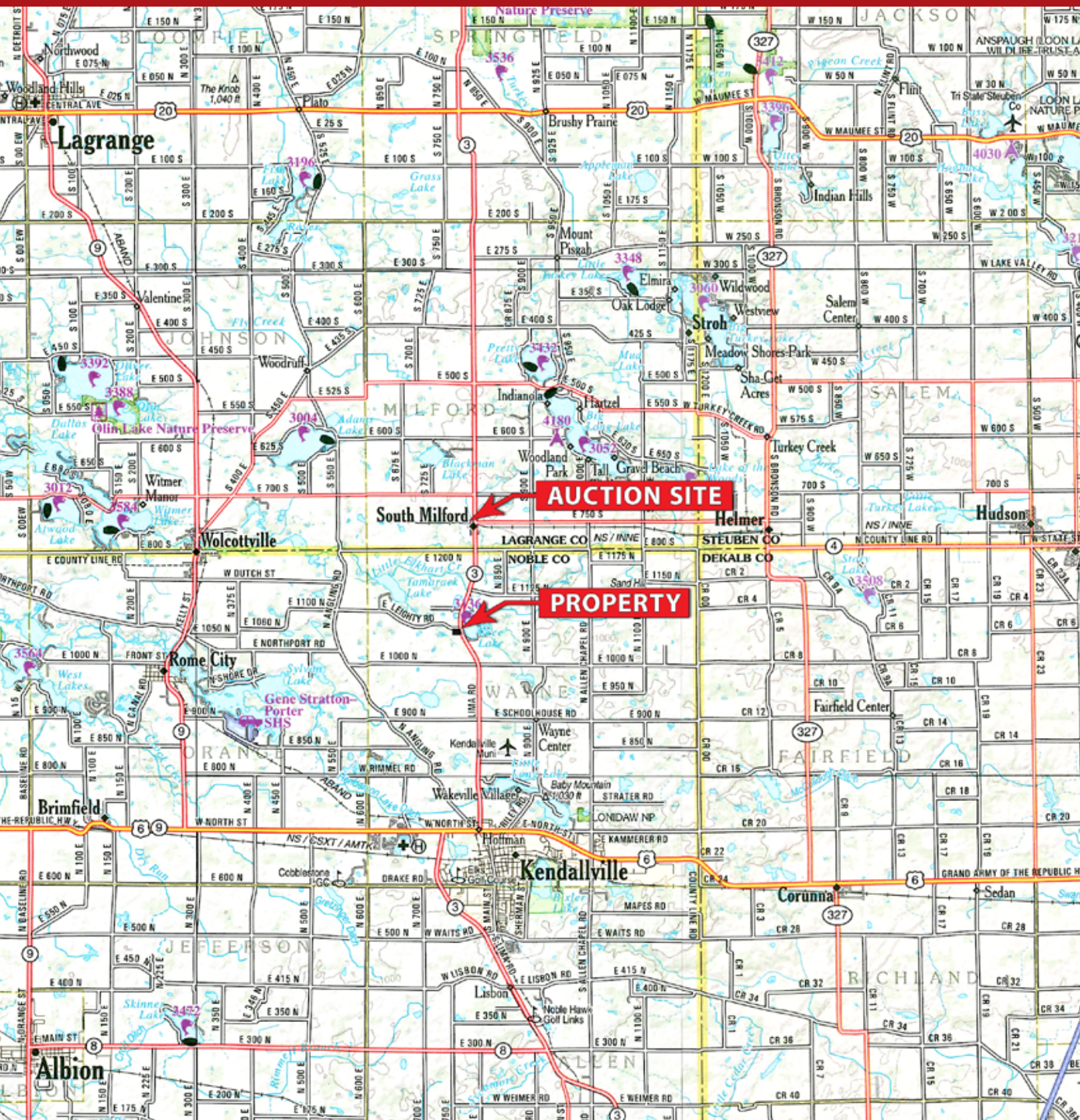
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

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

Location Map

LOCATION MAP



Directions to Property: Take SR 3 north out of Kendallville 3 miles once you get to E Leighty Rd turn west. The property is on the south side of the road. **7550 Leighty Rd, Kendallville, IN, 46755**

Auction Location: South Milford Community Building, 7900 E 750 S, Wolcottville, IN, 46795

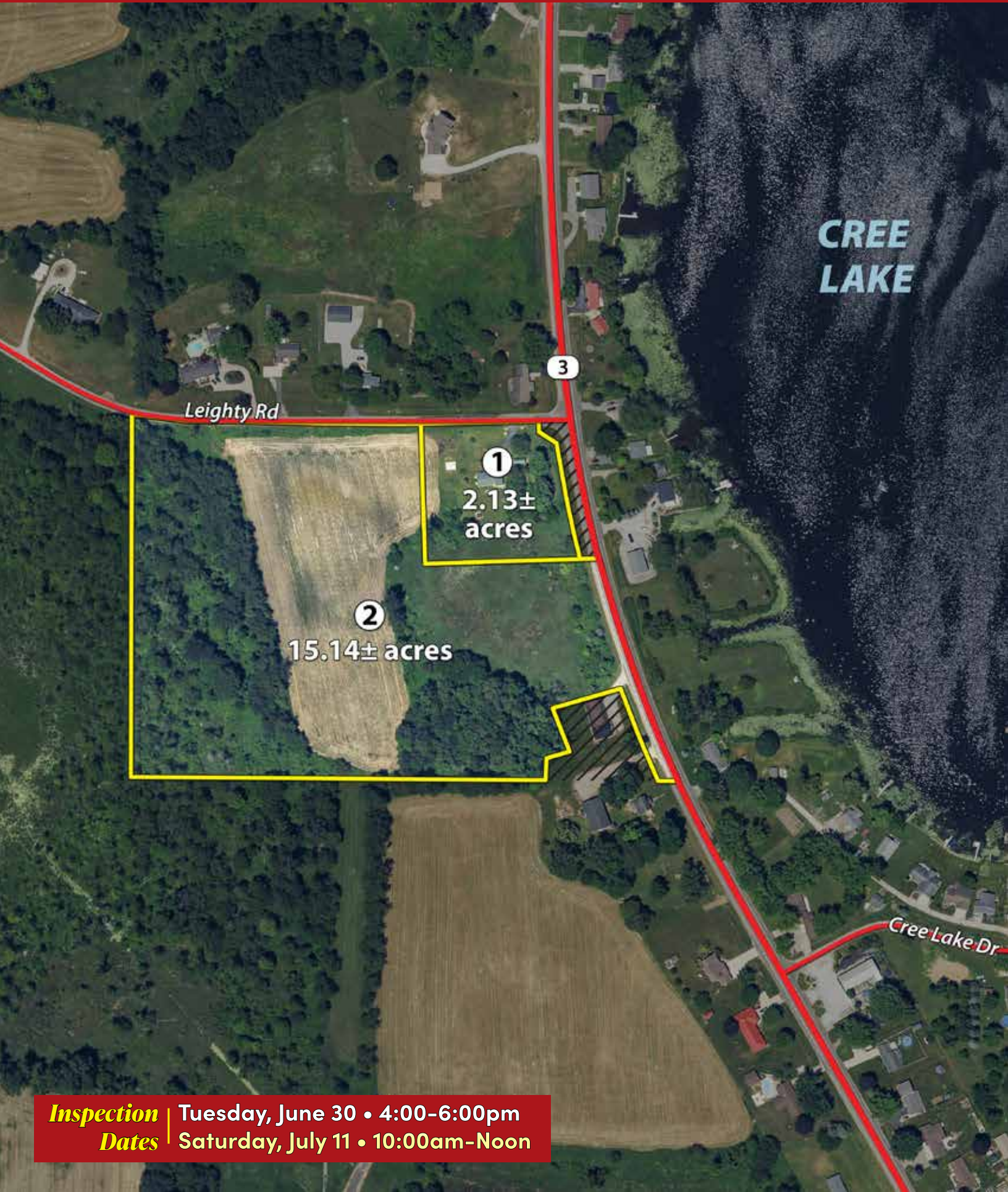


Online Bidding Available: You may bid online during the auction at www.schraderauction.com.

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

TRACT MAP



**CREE
LAKE**

Leighty Rd

3

1
2.13±
acres

2
15.14±
acres

Cree Lake Dr

Inspection Dates | Tuesday, June 30 • 4:00-6:00pm
Saturday, July 11 • 10:00am-Noon

Tract Descriptions

Beautiful Home & Land

NOBLE COUNTY, INDIANA
7550 LEIGHTY RD, KENDALLVILLE

Here is a rare opportunity

to purchase a move-in ready home with recreational land, and income-producing tillable land – all in one package. This 17.27± acre property in Noble County, Indiana is offered in 2 tracts with road frontage along Leighty Rd and directly across State Road 3 from Cree Lake, this is a setting that is hard to beat.

Property features a well-maintained 1997-built home on 2.13± acres with a paved driveway off Leighty Road. Whether you are a first-time buyer, downsizer, or investor, this property checks all the boxes. Additionally, the property offers a diverse mix of 5.14± FSA tillable acres with primarily Riddles sandy loam and Miami loam soils, approximately 5.5 acres of mature wooded land on the west side, and natural wetland acreage along the east side fronting State Road 3. The wooded and wetland areas have produced excellent whitetail deer hunting, and the tillable land offers both near-term rental income and long-term building site potential. Farming rights are available beginning 2027. Bid your price on the tract or combination that fits your goals!

AUCTION

17.27± acres
Offered in 2 Tracts

Monday, July 20 • 6:00pm Eastern Online Bidding Available

Tract 1: 2.13±- acres featuring a 936 sq. ft. home built in 1997 with a 384 sq. ft. attached single-car garage. The home offers 2 bedrooms with closets, 1 full bathroom, and an open dining and living room area with kitchen. All appliances are included in the sale. The home is equipped with a Goodman furnace installed in 2017, a gas water heater installed in 2018, and a water softener. The attached garage features a workbench and a utility closet housing the heating and cooling systems. The property is served by a private well and septic system. A metal outdoor shed provides additional storage for lawn and yard equipment. Paved driveway with access off Leighty Rd. An excellent starter home or investment property in a peaceful rural setting just outside Kendallville. **Consider combining with Tract 2 for the complete home and land package.**

Tract 2: 15.14± acres offering an exceptional mix of income-producing tillable ground, mature wooded land, and natural wetland acreage. The tract features 5.14± FSA tillable acres with primarily Riddles sandy loam and Miami loam soils. Potential for a future build site. Approximately 5.5 acres of mature wooded land on the west side of the tract provide excellent wildlife habitat and natural privacy. The remaining acreage along the east side consists of natural wetland ground with frontage on State Road 3. Farming rights transfer to the new owner(s) beginning in 2027. Frontage and access are available via both State Road 3 and Leighty Road. **Consider combining with Tract 1 for a complete home, hunting, and investment property package.**

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 2 individual tracts, or any combination of tracts as a total 17.27±-acres. There will be open bidding on each individual tract and as a whole.

DOWN PAYMENT: 10% down payment on the day of 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: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

DEED: Seller shall provide 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.

POSSESSION: Possession is at closing, subject to 2026 farming rights.

REAL ESTATE TAXES: Taxes will be prorated to the day of the closing and will be the responsibility of the seller. Buyer will be responsible for all taxes thereafter.

BUILDING SITES: For purpose of building sites, it is the buyer's responsibility to check with the Noble 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.

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 Sellers option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only

AGENCY: Schrader Real Estate and 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. 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:
Nolan Stevens

Auction Managers:

Daniel Days • 260.233.1401

Dean Rummel • 260.343.8511

800.451.2709 • SchraderAuction.com



FSA Information

FSA INFORMATION

INDIANA
NOBLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7894
Prepared : 6/1/26 2:18 PM CST
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
16.02	5.14	5.14	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	5.14	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	2.30	0.00	147	0
Soybeans	2.30	0.00	31	0
TOTAL	4.60	0.00		

NOTES

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Tract Number : 15280
Description : SEC 8, WAYNE TWP
FSA Physical Location : INDIANA/NOBLE
ANSI Physical Location : INDIANA/NOBLE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JIMMY STEVENS
Other Producers : None
Recon ID : None

FSA INFORMATION

INDIANA
NOBLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7894
Prepared : 6/1/26 2:18 PM CST
Crop Year : 2026

Tract Land Data

Tract 15280 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
16.02	5.14	5.14	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	5.14	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	2.30	0.00	147
Soybeans	2.30	0.00	31
TOTAL	4.60	0.00	

NOTES

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

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

Map Created 04/22/2026

Farm 7894 Tract 15280

2026 Program Year 2024 Imagery Phy. County: Noble, IN

USDA Noble County
Indiana

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

CLU	Acres	HEL	Crop
2	5.14	HEL	



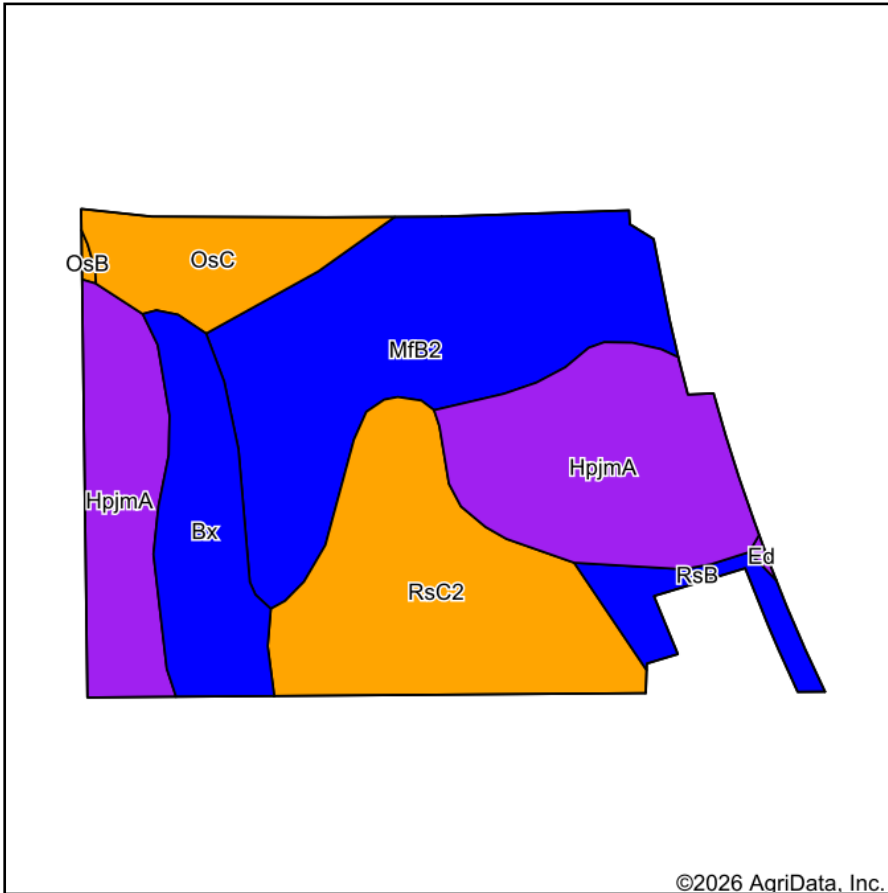
Tract Cropland Total: 5.14 acres

- Tract Boundary
- Noncropland
- Cropland
- Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- County_Sirect_Cent in Exempt from Conservation Compliance Provisions

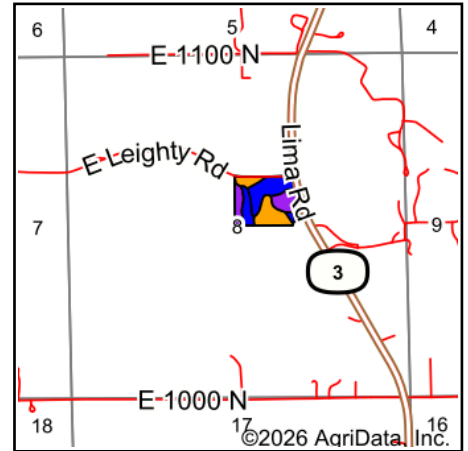
USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Soils Map

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Noble**
 Location: **8-35N-11E**
 Township: **Wayne**
 Acres: **17.24**
 Date: **5/20/2026**



Area Symbol: IN113, Soil Area Version: 31												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
MfB2	Miami loam, 2 to 6 percent slopes, eroded	4.95	28.6%		Ile	143	19	5	9		49	64
HpjmA	Houghton muck, disintegration moraine, 0 to 2 percent slopes	4.81	27.9%		Vw	8			1		2	3
RsC2	Riddles sandy loam, 6 to 12 percent slopes, eroded	3.75	21.8%		IIle	129		4	8		45	53
Bx	Brookston silt loam	1.81	10.5%		IIlw	175	24	6		12	49	70
OsC	Oshtemo loamy sand, 6 to 12 percent slopes	1.32	7.7%		IIIle	95	15	3		6	33	48
RSB	Riddles sandy loam, 1 to 6 percent slopes	0.60	3.5%		Ile	143		5	9		49	58
Weighted Average					3.13	102	9.1	3.3	4.9	1.7	33.8	43.8

Topography Map

TOPOGRAPHY MAP



Source: USGS 1 meter dem

Interval(ft): 2.0

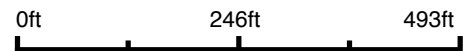
Min: 946.9

Max: 967.1

Range: 20.2

Average: 952.1

Standard Deviation: 4.76 ft



5/20/2026

8-35N-11E
Noble County
Indiana

Boundary Center: 41° 30' 17.02, -85° 16' 39.83

Flood Zone Map

FLOOD ZONE MAP



©2026 AgriData, Inc.



Map Center: 41° 30' 17.02, -85° 16' 39.83



8-35N-11E
Noble County
Indiana



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5/20/2026

Flood related information provided by FEMA

County
Property Information

COUNTY PROPERTY REPORT

TRACT 1

Noble County, IN

Summary (Auditor)

Parcel ID 57-07-08-100-175.000-019
 Bill ID 007-101211-03
 Property Address 7550 Leighty Rd
 Kendallville, IN, 46755
 Brief Legal Description S1/2 W1/2 Ne1/4 Sec 8 2.13a
 (Note: Not to be used on legal documents)
 Class RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
 Tax District 57019 Wayne Twp
 Tax Rate Code 7065 - Adv Tax Rate
 Property Type 82 - Residential
 Mortgage Co N/A
 Last Change Date



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

Tax Rate

1.1897

Ownership (Auditor)

Deeded Owner
[Stevens Jimmy](#)
 7550 E Leighty Rd
 Kendallville, IN 46755

Taxing District (Assessor)

County: Noble
 Township: WAYNE TOWNSHIP
 State District: 57019 WAYNE TOWNSHIP
 Local District: 57007
 School Corp: EAST NOBLE
 Neighborhood: 1950302 Wayne Twp Cree LK OFF Water

Site Description (Assessor)

Topography: Flat
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality: Static
 Parcel Acreage: 2.13

Transfer History (Assessor)

For current transfer history, see Transfer History (Auditor) below.

Date	New Owner	Doc ID	Book/Page	Sale Price
9/15/2004	STEVENS JIMMY			\$0.00

Contact the Auditor's Office for correct transfer dates.

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/9/2001	Stevens Jimmy	Quitclaim Deed			010200251

Contact the Auditor's Office for correct transfer dates.

Valuation

Assessment Year	2026	2025	2024	2024 (2)	2023
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/10/2026	4/4/2025	7/1/2024	4/11/2024	4/7/2023
Land	\$59,200	\$59,200	\$59,200	\$59,200	\$55,800
Land Res (1)	\$39,800	\$39,800	\$39,800	\$39,800	\$37,500
Land Non Res (2)	\$19,400	\$19,400	\$19,400	\$19,400	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$18,300
Improvement	\$83,800	\$82,900	\$71,600	\$71,600	\$71,400
Imp Res (1)	\$83,800	\$82,900	\$71,600	\$71,600	\$64,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0

COUNTY PROPERTY REPORT

TRACT 1

Assessment Year	2026	2025	2024	2024 (2)	2023
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$6,500
Total	\$143,000	\$142,100	\$130,800	\$130,800	\$127,200
Total Res (1)	\$123,600	\$122,700	\$111,400	\$111,400	\$102,400
Total Non Res (2)	\$19,400	\$19,400	\$19,400	\$19,400	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$24,800

Exemptions

Type	Description	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Other	2% Deduction	\$1,164.00				
Homestead	STD_EX	\$48,000.00	\$48,000.00	\$48,000.00	\$45,000.00	\$45,000.00
Homestead	Supplement STD	\$29,880.00	\$23,775.00	\$21,760.00	\$18,480.00	\$16,625.00

Homestead Allocations

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$59,200.00	\$59,200.00	\$55,800.00	\$51,700.00	\$51,700.00
Res Land	\$39,800.00	\$39,800.00	\$37,500.00	\$34,700.00	\$34,700.00
Improve	\$82,900.00	\$71,600.00	\$71,400.00	\$65,700.00	\$60,300.00
Res Improve	\$82,900.00	\$71,600.00	\$64,900.00	\$63,100.00	\$57,800.00

Tax History

*Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.
Note: Total due amount rolls forward to the most current year*

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$318.48	\$327.34	\$336.58	\$309.94	\$308.55
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$318.48	\$327.34	\$336.58	\$309.94	\$308.55
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$15.50	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$309.94	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$30.99	\$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
LIT Credits	\$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	\$636.96	\$654.68	\$1,014.09	\$635.38	\$617.10
- Surplus Transfer	\$0.00	\$0.00	\$673.16	\$0.00	\$0.00
- Credits	(\$318.48)	(\$654.68)	(\$1,687.25)	(\$309.94)	(\$617.10)
= Total Due	\$318.48	\$0.00	(\$673.16)	\$325.44	\$0.00

Property taxes for 2024 Pay 2025 are certified.
First installment for 2024 Pay 2025 tax is due May 12th, 2025. The second installment is due November 10th, 2025.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2025 Pay 2026	2166787	4/27/2026	B 4 W/OE 4/24	\$318.48
2024 Pay 2025	2109321	4/17/2025	B 3 W/OE \$44450.69	\$327.34
2024 Pay 2025	2109322	4/17/2025	B 3 W/OE \$44450.69	\$327.34
2023 Pay 2024	2054413	4/16/2024	B 19 W/OE 4/15	\$336.58
2023 Pay 2024	2054481	4/16/2024	B 20 W/OE 4/15	\$336.58
2023 Pay 2024	2050491	3/25/2024	M#2780/2781 J STEVEN	\$673.16
2023 Pay 2024	2049179	1/18/2024	M#2759 J STEVENS	\$340.93
2022 Pay 2023	2000676	4/25/2023	4/24 B 16 W/OE	\$309.94
2021 Pay 2022	1945053	4/14/2022	4/13/22 B 10 W/OE	\$308.55

COUNTY PROPERTY REPORT

TRACT 1

Year	Receipt #	Transaction Date	Description	Amount
2021 Pay 2022	1945055	4/14/2022	4/13/22 B 10 W/OE	\$308.55
2020 Pay 2021	1891163	4/23/2021	LB B2 4/22/21 W/OE	\$277.16
2020 Pay 2021	1891164	4/23/2021	LB B2 4/22/21 W/OE	\$277.16
2019 Pay 2020	1835228	4/20/2020	LB 4/20/20 B1 W/OE	\$280.46
2019 Pay 2020	1835229	4/20/2020	LB 4/20/20 B1 W/OE	\$280.46
2018 Pay 2019	1781168	4/18/2019	LB 4/17/19 B4 W/OE	\$268.84
2018 Pay 2019	1781169	4/18/2019	LB 4/17/19 B4 W/OE	\$268.84
2017 Pay 2018	1726889	4/20/2018	LB 4/19/18 B7 W/OE	\$257.10
2017 Pay 2018	1726890	4/20/2018	LB 4/19/18 B7 W/OE	\$257.10
2016 Pay 2017	1673451	4/27/2017	lb 4/26/17 b1w/oe	\$256.08
2016 Pay 2017	1673453	4/27/2017	lb 4/26/17 b1w/oe	\$256.08
2015 Pay 2016	1616520	4/21/2016	4/20/16 B23 W/OE	\$288.42
2015 Pay 2016	1616521	4/21/2016	4/20/16 B23 W/OE	\$288.42
2014 Pay 2015	1559713	4/22/2015	lb 4/21/15 b 10 w/oe	\$271.48
2014 Pay 2015	1559714	4/22/2015	lb 4/21/15 b 10 w/oe	\$271.48
2013 Pay 2014	1507577	4/25/2014	lb 4/24/14 b1 w/oe	\$281.60
2013 Pay 2014	1507578	4/25/2014	lb 4/24/14 b1 w/oe	\$281.60

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9rr		0	0	1.00	\$39,800.00	\$39,800.00	\$39,800.00	0%	\$39,800.00
AGRICULTURAL EXCESS ACREAGE		0	0	1.13	\$17,200.00	\$17,200.00	\$19,436.00	0%	\$19,440.00

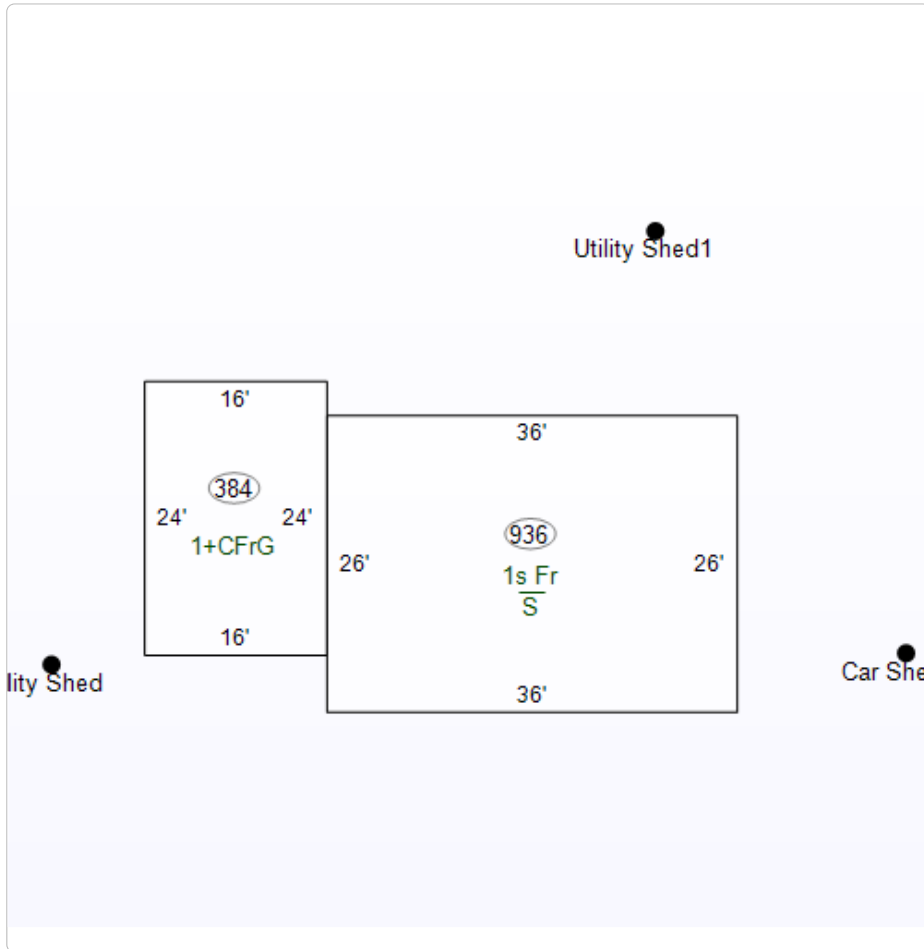
Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family Residence1	100	D+1	1997	1997	A	0.91	936	1.11	0
Utility Shed1	100	D	1997	1997	A	0.91	80	1.11	0
Car Shed	100	D	2007	2007	A	0.91	360	1.11	0
Utility Shed	100	C	2017	2017	A	0.91	288	1.11	0

COUNTY PROPERTY REPORT

TRACT 1

Sketches



Sketches Last Updated May 2026.

Map



No data available for the following modules: Sales, Special Assessments, Residential, Commercial.

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COUNTY RECORD CARD

TRACT 1

57-07-08-100-175.000-019
General Information
Parcel Number
 57-07-08-100-175.000-019
Local Parcel Number
 07-101211-03

Tax ID:
 07-101211-03
Routing Number

Property Class 511
 1 Family Dwell - Unplatted (0 to 9.9)

Year: 2026
Location Information

County
 Noble
Township
 WAYNE TOWNSHIP
District 019 (Local 007)
 WAYNE TOWNSHIP
School Corp 6060
 EAST NOBLE
Neighborhood 1950302
 Wayne Twp Cree LK OFF Water

Section/Plat

Location Address (1)
 7550 LEIGHTY RD
 KENDALLVILLE, IN 46755

Zoning

Subdivision

Lot

Market Model
 N/A

Characteristics

Topography Flood Hazard
 Level
Public Utilities ERA
 Electricity
Streets or Roads TIF
 Paved
Neighborhood Life Cycle Stage
 Static
 Printed

STEVENS JIMMY **7550 LEIGHTY RD** **511, 1 Family Dwell - Unplatted (0 to 9.9)** **Wayne Twp Cree LK OFF** **1/2**
Ownership **Transfer of Ownership**
 STEVENS JIMMY **Date** **Owner** **Doc ID Code Book/Page Adj Sale Price V/I**
 7550 E LEIGHTY RD 09/15/2004 STEVENS JIMMY WD / I
 KENDALLVILLE, IN 46755

Legal

S 1/2 W 1/2 NE 1/4 SEC 8 2.13A



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

Assessment Year	Reason For Change	2025	2024	2024	2023
As Of Date	As Of Date	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
Valuation Method	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	Notice Required		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	Land	\$59,200	\$59,200	\$59,200	\$55,800
Land Res (1)	Land Res (1)	\$39,800	\$39,800	\$39,800	\$37,500
Land Non Res (2)	Land Non Res (2)	\$19,400	\$19,400	\$19,400	\$0
Land Non Res (3)	Land Non Res (3)	\$0	\$0	\$0	\$18,300
Improvement	Improvement	\$83,800	\$82,900	\$71,600	\$71,400
Imp Res (1)	Imp Res (1)	\$83,800	\$82,900	\$71,600	\$64,900
Imp Non Res (2)	Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	Imp Non Res (3)	\$0	\$0	\$0	\$6,500
Total	Total	\$143,000	\$142,100	\$130,800	\$127,200
Total Res (1)	Total Res (1)	\$123,600	\$122,700	\$111,400	\$102,400
Total Non Res (2)	Total Non Res (2)	\$19,400	\$19,400	\$19,400	\$0
Total Non Res (3)	Total Non Res (3)	\$0	\$0	\$0	\$24,800

Land Data (Standard Depth: Res 132', CI 100' Base Lot: Res 60' X 132', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9rr A	A		0	1.00	1.00	\$39,800	\$39,800	\$39,800	0%	1.0000	100.00	0.00	0.00	\$39,800
92 A	A		0	1.13	1.00	\$17,200	\$17,200	\$19,436	0%	1.0000	0.00	100.00	0.00	\$19,440

Land Computations

Calculated Acreage	2.13
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.13
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	1.13
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$39,800
91/92 Value	\$19,400
Supp. Page Land Value	
CAP 1 Value	\$39,800
CAP 2 Value	\$19,400
CAP 3 Value	\$0
Total Value	\$59,200

Review Group 2023

Data Source External Only

Collector 07/05/2022 JB

Appraiser 07/05/2022 JB

Thursday, May 7, 2026

Printed

COUNTY PROPERTY REPORT

TRACT 2

Noble County, IN

Summary (Auditor)

Parcel ID 57-07-08-100-136.000-019
 Bill ID 007-101211-00
 Property Address N Sr3
 Kendallville, IN, 46755
 Brief Legal Description S1/2 W1/2 Ex 2a Ne1/4 Sec 8 15.14a (100-136)
 (Note: Not to be used on legal documents)
 Class RESIDENTIAL VACANT UNPLATTED LAND OF 10-19.99 ACRES
 Tax District 57019 Wayne Twp
 Tax Rate Code 7065 - Adv Tax Rate
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Last Change Date

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

Tax Rate

1.1897

Ownership (Auditor)

Deeded Owner
[Stevens Jimmy](#)
 7550 E Leighty Rd
 Kendallville, IN 46755

Taxing District (Assessor)

County: Noble
 Township: WAYNE TOWNSHIP
 State District 57019 WAYNE TOWNSHIP
 Local District: 57007
 School Corp: EAST NOBLE
 Neighborhood: 1950100 Wayne Twp Base Area

Site Description (Assessor)

Topography:
 Public Utilities:
 Street or Road:
 Area Quality: Static
 Parcel Acreage: 15.14

Transfer History (Assessor)

For current transfer history, see Transfer History (Auditor) below.

Date	New Owner	Doc ID	Book/Page	Sale Price
3/9/2001	STEVENS JIMMY			\$0.00

Contact the Auditor's Office for correct transfer dates.

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
9/25/2012	Wicker John & Lee	Warranty			See notes
9/25/2012					
9/21/2012	Stevens Jimmy	Warranty			120900430
7/25/1994	Stevens Mary Beth	Deed			9407573

Contact the Auditor's Office for correct transfer dates.

Valuation

Assessment Year	2026	2025	2025 (2)	2024	2024 (2)
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/10/2026	5/22/2025	4/4/2025	7/1/2024	4/11/2024
Land	\$71,300	\$69,300	\$70,600	\$70,000	\$70,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$71,300	\$69,300	\$70,600	\$70,000	\$70,000
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0

COUNTY PROPERTY REPORT

TRACT 2

Assessment Year	2026	2025	2025 (2)	2024	2024 (2)
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$71,300	\$69,300	\$70,600	\$70,000	\$70,000
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$71,300	\$69,300	\$70,600	\$70,000	\$70,000
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Exemptions

Type	Description	2025 Pay 2026
Other	2% Deduction	\$4,158.00

Homestead Allocations

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$69,300.00	\$70,000.00	\$64,800.00	\$62,800.00	\$61,800.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tax History

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.
Note: Total due amount rolls forward to the most current year

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$387.50	\$433.79	\$420.84	\$397.58	\$416.22
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$387.50	\$433.79	\$420.84	\$397.58	\$416.22
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$19.88	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$397.58	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$39.76	\$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
LIT Credits	\$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	\$775.00	\$867.58	\$1,279.02	\$815.04	\$832.44
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$387.50)	(\$867.58)	(\$1,279.02)	(\$397.58)	(\$832.44)
= Total Due	\$387.50	\$0.00	\$0.00	\$417.46	\$0.00

Property taxes for 2024 Pay 2025 are certified.
First installment for 2024 Pay 2025 tax is due May 12th, 2025. The second installment is due November 10th, 2025.

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2025 Pay 2026	2166786	4/27/2026	B 4 W/OE 4/24	\$387.50
2024 Pay 2025	2109323	4/17/2025	B 3 W/OE \$44450.69	\$433.79
2024 Pay 2025	2109324	4/17/2025	B 3 W/OE \$44450.69	\$433.79
2023 Pay 2024	2054412	4/16/2024	B 19 W/OE 4/15	\$420.84
2023 Pay 2024	2054480	4/16/2024	B 20 W/OE 4/15	\$420.84
2023 Pay 2024	2049504	1/26/2024	M#2761 J STEVENS	\$437.34
2022 Pay 2023	2000675	4/25/2023	4/24 B 16 W/OE	\$397.58
2021 Pay 2022	1945054	4/14/2022	4/13/22 B 10 W/OE	\$416.22
2021 Pay 2022	1945056	4/14/2022	4/13/22 B 10 W/OE	\$416.22
2020 Pay 2021	1891161	4/23/2021	LB B2 4/22/21 W/OE	\$367.28
2020 Pay 2021	1891162	4/23/2021	LB B2 4/22/21 W/OE	\$367.28

COUNTY PROPERTY REPORT

TRACT 2

Year	Receipt #	Transaction Date	Description	Amount
2019 Pay 2020	1835226	4/20/2020	LB 4/20/20 B1 W/OE	\$368.02
2019 Pay 2020	1835227	4/20/2020	LB 4/20/20 B1 W/OE	\$368.02
2018 Pay 2019	1781170	4/18/2019	LB 4/17/19 B4 W/OE	\$383.40
2018 Pay 2019	1781171	4/18/2019	LB 4/17/19 B4 W/OE	\$383.40
2017 Pay 2018	1726887	4/20/2018	LB 4/19/18 B7 W/OE	\$375.84
2017 Pay 2018	1726888	4/20/2018	LB 4/19/18 B7 W/OE	\$375.84
2016 Pay 2017	1673452	4/27/2017	lb 4/26/17 b1w/oe	\$373.76
2016 Pay 2017	1673454	4/27/2017	lb 4/26/17 b1w/oe	\$373.76
2015 Pay 2016	1616522	4/21/2016	4/20/16 B23 W/OE	\$412.02
2015 Pay 2016	1616523	4/21/2016	4/20/16 B23 W/OE	\$412.02
2014 Pay 2015	1559715	4/22/2015	lb 4/21/15 b 10 w/oe	\$407.16
2014 Pay 2015	1559716	4/22/2015	lb 4/21/15 b 10 w/oe	\$407.16
2013 Pay 2014	1507575	4/25/2014	lb 4/24/14 b1 w/oe	\$395.46
2013 Pay 2014	1507576	4/25/2014	lb 4/24/14 b1 w/oe	\$395.46

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
PUBLIC ROAD/ROW		0	0	.74	\$2,120.00	\$2,120.00	\$1,568.80	(100%)	\$0.00
91rr		0	0	6.84	\$8,900.00	\$8,900.00	\$60,876.00	0%	\$60,880.00
NONTILLABLE LAND	HM	0	0	1.93	\$2,120.00	\$1,060.00	\$2,045.80	(60%)	\$820.00
NONTILLABLE LAND	MFB2	0	0	.100	\$2,120.00	\$1,887.00	\$188.70	(60%)	\$80.00
TILLABLE LAND	MFB2	0	0	2.79	\$2,120.00	\$1,887.00	\$5,264.73	0%	\$5,260.00
TILLABLE LAND	OSC	0	0	.54	\$2,120.00	\$1,081.00	\$583.74	0%	\$580.00
NONTILLABLE LAND	RSB	0	0	.120	\$2,120.00	\$2,078.00	\$249.36	(60%)	\$100.00
NONTILLABLE LAND	RSC2	0	0	.150	\$2,120.00	\$1,802.00	\$270.30	(60%)	\$110.00
TILLABLE LAND	RSC2	0	0	1.93	\$2,120.00	\$1,802.00	\$3,477.86	0%	\$3,480.00

Map



No data available for the following modules: Sales, Special Assessments, Residential, Commercial, Improvements, Sketches.

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COUNTY RECORD CARD

TRACT 2

57-07-08-100-136.000-019
General Information
Parcel Number
 57-07-08-100-136.000-019
Local Parcel Number

STEVEN JIMMY
Ownership
 STEVEN JIMMY
 750 E LEIGHTY RD
 KENDALLVILLE, IN 46755

N SR3
Transfer of Ownership
Date
 03/09/2001
Owner
 STEVENS JIMMY

502, Vacant - Unplatted (10 to 19.99 Acr
Doc ID Code Book/Page Adj Sale Price V/I
 / /

Wayne Twp Base Area/195
 1/2

Tax ID:
 07-101211-00
Routing Number

Legal
 S 1/2 W 1/2 EX 2A NE 1/4 SEC 8 15.14A

Property Class 502
 Vacant - Unplatted (10 to 19.99 Acr



Res

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

2026	2025	2024	2023	2022	2021	2020
Assessment Year	2026	2025	2024	2023	2022	2021
Reason For Change	WIP	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
As Of Date	05/06/2026	04/10/2026	05/22/2025	04/04/2025	07/01/2024	04/11/2024
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land	\$71,300	\$71,300	\$69,300	\$70,600	\$70,000	\$70,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$71,300	\$71,300	\$69,300	\$70,600	\$70,000	\$70,000
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$71,300	\$71,300	\$69,300	\$70,600	\$70,000	\$70,000
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$71,300	\$71,300	\$69,300	\$70,600	\$70,000	\$70,000
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
91r A	A		0	6.84	1.00	\$8,900	\$8,900	\$60,876	0%	1.0000	0.00	100.00	0.00	\$60,880
4 A	MFB2		0	2.79	0.89	\$2,120	\$1,887	\$5,265	0%	1.0000	0.00	100.00	0.00	\$5,260
4 A	OSC		0	.54	0.51	\$2,120	\$1,081	\$584	0%	1.0000	0.00	100.00	0.00	\$580
4 A	RSC2		0	1.93	0.85	\$2,120	\$1,802	\$3,478	0%	1.0000	0.00	100.00	0.00	\$3,480
5 A	HIM		0	1.93	0.50	\$2,120	\$1,060	\$2,046	-60%	1.0000	0.00	100.00	0.00	\$820
5 A	MFB2		0	.100	0.89	\$2,120	\$1,887	\$189	-60%	1.0000	0.00	100.00	0.00	\$80
5 A	RSB		0	.120	0.98	\$2,120	\$2,078	\$249	-60%	1.0000	0.00	100.00	0.00	\$100
5 A	RSC2		0	.150	0.85	\$2,120	\$1,802	\$270	-60%	1.0000	0.00	100.00	0.00	\$110
82 A			0	.74	1.00	\$2,120	\$2,120	\$1,569	-100%	1.0000	0.00	100.00	0.00	\$00

Characteristics
Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage
 Static
 Printed

Review Group 2023
 Thursday, May 7, 2026
Appraiser 09/15/2022 JB
Collector 09/15/2022 JB
Data Source External Only

Land Computations

Calculated Acreage	15.14
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	15.14
81 Legal Drain NV	0.00
82 Public Roads NV	0.74
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	6.84
Total Acres Farmland	7.56
Farmland Value	\$10,430
Measured Acreage	7.56
Avg Farmland Value/Acre	1380
Value of Farmland	\$10,430
Classified Total	\$0
Farm / Classified Value	\$10,400
Homesite(s) Value	\$0
91/92 Value	\$60,900
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$71,300
CAP 3 Value	\$0
Total Value	\$71,300

***Residential Real Estate
Disclosure***

RESIDENTIAL REAL ESTATE DISCLOSURE



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R8 / 7-25)

Date (month, day, year)

6/17/26

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

7550 E. Lighty Road Kendallville, IN 46755

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 	Date (mm / dd / yyyy) 6/17/26	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 REAL ESTATE DISCLOSURE

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

7550 E. Leighty Road Kendallville, IN 46755

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	X			
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher				X
Disposal				X
Freezer	X			
Gas Grill	X			
Hood			X	
Microwave Oven			X	
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor				X
TV Antenna / Dish			X	
Other:	X			
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)				X
Ceiling Fan(s)				X
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks			X	
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarms			X	
Carbon Monoxide Detectors				X
Switches and Outlets			X	
Vent Fan(s)				X
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 200 Amp Service				X
Generator	X			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Cistern				X	
Septic Field / Bed				X	
Septic & Holding Tank / Septic Mound			X		
Hot Tub	X				
Plumbing			X		
Aerator System				X	
Sump Pump				X	
Irrigation Systems				X	
Water Heater / Electric				X	
Water Heater / Gas				X	
Water Heater / Solar				X	
Water Purifier				X	
Water Softener				X	
Well			X		
Geothermal and Heat Pump	X				
Other Sewer System (Explain)	X				
Swimming Pool & Pool Equipment	X				
			Yes	No	Unknown
Are the structures connected to a public water system?				X	
Are the structures connected to a public sewer system?					X
Are there any additions that may require improvements to the sewage disposal system?					X
If yes, have the improvements been completed on the sewage disposal system?					X
Are the structure(s) connected to a private / community water system?					X
Are the structure(s) connected to a private / community sewer system?					X

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) 6/17/26	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 REAL ESTATE DISCLOSURE

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

7550 E. Leighty Road, Kendallville, IN 46755

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator				X
Central Air Conditioning			X	
Electric Heat Pump				X
Furnace Heat / Gas				X
Furnace Heat / Electric				X
Geothermal				X
Solar House-Heating				X
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner				X
Humidifier				X
Propane Tank				X
Other Heating Source				X
2. ROOF		Yes	No	Unknown
Age, if known: _____ Years.				X
Does the roof leak?				X
Is there present damage to the roof?				X
Is there more than one layer of shingles on the house?				X
If yes, how many layers? _____				X
3. WATER HEATER				X
Age, if known: _____ Years.				X
4. FURNACE		X		X
Age, if known: _____ Years.		X		X
5. CENTRAL AIR CONDITIONING		X		X
Age, if known: _____ Years.				X
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?			X	
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?			X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X	
Explain:				

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) 6/17/26	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 REAL ESTATE DISCLOSURE

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

7550 E. Leighty Road Kendallville, IN 46755

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?			X
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?			X
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			X
Are there any structural problems with the building?			X
Have any substantial additions or alterations been made without a required building permit?			X
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			X
Is there any damage due to wind, flood, termites or rodents?			X
Have any structures been treated for wood destroying insects?			X
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 .			X
Do you currently pay flood insurance?		X	
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.			X
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		X	
Is the property located within one (1) mile of an airport?			X
Is the property subject to a conservation easement as defined in IC 32-23-5-2?			X

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) 6/17/26	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)

Exhibit A

EXHIBIT A

EXHIBIT "A"

Property Address: 7550 Leighty Road, Kendallville, IN 46755
File No.: 26-12886

Parcel I:

Part of the Northeast Quarter of Section 8, Township 35 North, Range 11 East, located in Wayne Township, Noble County, Indiana, being described as follows:

Commencing at the 5/8 inch rebar with plastic cap stamped "Sexton" marking the center of Section 8, Township 35 North, Range 11 East; thence North 01 degree 35 minutes 40 seconds West (assumed basis of bearing), 753.68 feet on and along the west line of said Northeast Quarter; thence North 87 degrees 55 minutes 58 seconds East, 596.19 feet to a P.K. Nail on the centerline of Leighty Road as it exists on February 6, 2001, said P.K. Nail being the Point of Beginning of this description; thence North 87 degrees 55 minutes 58 seconds East, 253.06 feet on and along said centerline to a P.K. Nail on the west Rght-of-Way line of Indiana State Road No. 3 as per sheet 10 of 150 of Indiana State Highway Project 485, Section B; (the following 5 courses being on and along the westerly right-of-way of said State Road No. 3); (1) thence South 02 degrees 46 minutes 06 seconds East, 22.08 feet to a concrete state right-of-way monument; (2) thence South 58 degrees 15 minutes 32 seconds East, 44.77 feet to a concrete state right-of-way monument; (3) thence South 18 degrees 44 minutes 27 seconds East, 83.83 feet to a No. 5 Rebar with plastic cap stamped LS9700007; (4) thence South 12 degrees 48 minutes 46 seconds East 100.00 feet to a No- 5 rebar with plastic cap stamped LS9700007; (5) thence South 11 degrees 05 minutes 33 seconds East 71.86 feet to a No. 5 rebar with plastic cap stamped LS9700007; thence South 87 degrees 13 minutes 54 seconds West 340.85 feet to a No. 5 rebar with Plastic Cap Stamped LS9700007; thence North 02 degrees 46 minutes 06 seconds West, 300.71 feet to the point of beginning, containing 2.13 acres, plus or minus.

Parcel II:

Eighteen (18) acres of land, more or less, out of the southwest corner of the Northeast Quarter (NE ¼) of said Section Eight (8), being all that part of said Northeast Quarter (NE ¼) of said Section that lies west of said Fort Wayne, and Lima Plank Road and south of a public highway, connecting with said Fort Wayne and Lima Plank Road and running east and west through said Quarter Section and forming the northern boundary of said Eighteen (18) acres.

EXCEPT:

Part of the Northeast Quarter of Section 8, Township 35 North, Range 11 East, located in Wayne Township, Noble County, Indiana, being described as follows:

Commencing at the 5/8 inch rebar with plastic cap stamped "Sexton" marking the center of Section 8, Township 35 North, Range 11 East; thence North 01 degree 35 minutes 40 seconds West (assumed basis of bearing), 753.68 feet on and along the west line of said Northeast Quarter; thence North 87 degrees 55 minutes 58 seconds East, 596.19 feet to a P.K. Nail on the centerline of Leighty Road as it exists on February 6, 2001, said P.K. Nail being the Point of Beginning of this description; thence North 87 degrees 55 minutes 58 seconds East, 253.06 feet on and along said centerline to a P.K. Nail on the west Rght-of-Way line of Indiana State Road No. 3 as per sheet 10 of 150 of Indiana State Highway Project 485, Section B; (the following 5 courses being on and along the westerly right-of-way of said State Road No. 3); (1) thence South 02 degrees 46 minutes 06 seconds East, 22.08 feet to a concrete state right-of-way monument; (2) thence South 58 degrees 15 minutes 32 seconds East, 44.77 feet to a concrete state right-of-way monument; (3) thence South 18 degrees 44 minutes 27 seconds East, 83.83 feet to a No. 5 Rebar with plastic cap stamped LS9700007; (4) thence South 12 degrees 48 minutes 46 seconds East 100.00 feet to a No- 5 rebar with plastic cap stamped LS9700007; (5) thence South 11 degrees 05 minutes 33 seconds East 71.86 feet to a No. 5 rebar with plastic cap stamped LS9700007; thence South 87 degrees 13 minutes 54 seconds West 340.85 feet to a No. 5 rebar with Plastic Cap Stamped LS9700007; thence North 02 degrees 46 minutes 06 seconds West, 300.71 feet to the point of beginning, containing 2.13 acres, plus or minus.

EXHIBIT A

ALSO EXCEPT:

A part of the Southwest Quarter of the Northeast Quarter of Section 8, Township 35 North, Range 11 East, more fully described as follows to-wit::

Commencing at a point on the west line of Indiana State Highway Number 3, that is North 87 ½ degrees west a distance of 107.7 feet from the southeast corner of Lot Number 52 in Sollenberger's Second Addition to Cree Lake and running thence North 21 degrees 55 minutes West along the west line of said highway a distance of 100 feet; thence South 73 degrees 30 minutes West a distance of 150 feet; thence South 21 degrees 55 minutes East a distance of 100 feet; thence North 73 degrees 30 minutes East a distance of 150 feet to the Place of Beginning. (Supposed to contain 0.34 acre, more or less.)

ALSO EXCEPT:

That portion of the following that lies within the Northeast Quarter of Section 8, Township 35 North, Range 11 East:

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 8, Township 35 North, Range 11 East, in Noble County, the State of Indiana, more fully described as follows:

Beginning at the northeast corner of Lot 113 in Cree Lake Estates, 2nd Addition as recorded in Plat Book 4, Page 110, in the Office of the Recorder of Noble County, Indiana, marked by an iron pipe found this survey; thence S 82° 38' 00"W, assumed, along the north line of said Lot 113 and the Westerly extension thereof, for 312.25 feet to a rebar set this survey; thence N 3° 00' 00" E for 218.92 feet to a rebar set this survey; thence N 74° 03' 07" E, along the south line and the westerly prolongation of said south line of a tract of land conveyed to Richard Byerley and Rosella Byerley per Deed Record Book 196, Page 136 in the Noble County Recorder's Office, for 202.29 feet to a rebar set this survey in the west Right-of-Way line of Indiana State Highway #3 at the beginning of a non-tangent curve concave to the east having a radius of 2904.79 feet and to which the center of said curve bears N 68° 01' 48" E; thence Southerly 257.03 feet along said curve and the West Right of Way line of Indiana State Highway #3 through a central angle of 5° 04' 11" to a rebar set this survey; thence S 82° 38' 00" W for 2.89 feet to the Point of Beginning, said Tract containing 1.36 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.

Preliminary Title

PRELIMINARY TITLE

SCHEDULE A

MERIDIAN TITLE CORPORATION

Albion Office
102 E. Main St.
Albion, IN 46701
260.636.2692
260.490.1130 FAX

File No.: 26-12886

Effective Date: May 7, 2026 at 8:00 AM

Customer Reference No.:

Property Address Reference: 7550 Leighty Road, Kendallville, IN
46755

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:

Heirs of the Estate of Jimmy Stevens, Deceased, Subject to the Rights of Nolan Stevens as Personal Representative of the Estate of said Decedent, being Estate No. 57C01-2601-EU-000007

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

SEE ATTACHED EXHIBIT "A"

PRELIMINARY TITLE

File No.: 26-12886

SCHEDULE A

EXHIBIT A

Parcel I:

Part of the Northeast Quarter of Section 8, Township 35 North, Range 11 East, located in Wayne Township, Noble County, Indiana, being described as follows:

Commencing at the 5/8 inch rebar with plastic cap stamped "Sexton" marking the center of Section 8, Township 35 North, Range 11 East; thence North 01 degree 35 minutes 40 seconds West (assumed basis of bearing), 753.68 feet on and along the west line of said Northeast Quarter; thence North 87 degrees 55 minutes 58 seconds East, 596.19 feet to a P.K. Nail on the centerline of Leighty Road as it exists on February 6, 2001, said P.K. Nail being the Point of Beginning of this description; thence North 87 degrees 55 minutes 58 seconds East, 253.06 feet on and along said centerline to a P.K. Nail on the west Right-of-Way line of Indiana State Road No. 3 as per sheet 10 of 150 of Indiana State Highway Project 485, Section B; (the following 5 courses being on and along the westerly right-of-way of said State Road No. 3); (1) thence South 02 degrees 46 minutes 06 seconds East, 22.08 feet to a concrete state right-of-way monument; (2) thence South 58 degrees 15 minutes 32 seconds East, 44.77 feet to a concrete state right-of-way monument; (3) thence South 18 degrees 44 minutes 27 seconds East, 83.83 feet to a No. 5 Rebar with plastic cap stamped LS9700007; (4) thence South 12 degrees 48 minutes 46 seconds East 100.00 feet to a No- 5 rebar with plastic cap stamped LS9700007; (5) thence South 11 degrees 05 minutes 33 seconds East 71.86 feet to a No. 5 rebar with plastic cap stamped LS9700007; thence South 87 degrees 13 minutes 54 seconds West 340.85 feet to a No. 5 rebar with Plastic Cap Stamped LS9700007; thence North 02 degrees 46 minutes 06 seconds West, 300.71 feet to the point of beginning, containing 2.13 acres, plus or minus.

Parcel II:

Eighteen (18) acres of land, more or less, out of the southwest corner of the Northeast Quarter (NE ¼) of said Section Eight (8), being all that part of said Northeast Quarter (NE ¼) of said Section that lies west of said Fort Wayne, and Lima Plank Road and south of a public highway, connecting with said Fort Wayne and Lima Plank Road and running east and west through said Quarter Section and forming the northern boundary of said Eighteen (18) acres.

EXCEPT:

Part of the Northeast Quarter of Section 8, Township 35 North, Range 11 East, located in Wayne Township, Noble County, Indiana, being described as follows:

Commencing at the 5/8 inch rebar with plastic cap stamped "Sexton" marking the center of Section 8, Township 35 North, Range 11 East; thence North 01 degree 35 minutes 40 seconds West (assumed basis of bearing), 753.68 feet on and along the west line of said Northeast Quarter; thence North 87 degrees 55 minutes 58 seconds East, 596.19 feet to a P.K. Nail on the centerline of Leighty Road as it exists on February 6, 2001, said P.K. Nail being the Point of Beginning of this description; thence North 87 degrees 55 minutes 58 seconds East, 253.06 feet on and along said centerline to a P.K. Nail on the west Right-of-Way line of Indiana State Road No. 3 as per sheet 10 of 150 of Indiana State Highway Project 485, Section B; (the following 5 courses being on and along the westerly right-of-way of said State Road No. 3); (1) thence South 02 degrees 46 minutes 06 seconds East, 22.08 feet to a concrete state right-of-way monument; (2) thence South 58 degrees 15 minutes 32 seconds East, 44.77 feet to a concrete state right-of-way monument; (3) thence South 18 degrees 44 minutes 27 seconds East, 83.83 feet to a No. 5 Rebar with plastic cap stamped LS9700007; (4) thence South 12 degrees 48 minutes 46 seconds East 100.00 feet to a No- 5 rebar with plastic cap stamped LS9700007; (5) thence South 11 degrees 05 minutes 33 seconds East 71.86 feet to a No. 5 rebar with plastic cap stamped LS9700007; thence South 87 degrees 13 minutes 54 seconds West 340.85 feet to a No. 5 rebar with Plastic Cap Stamped LS9700007; thence North 02 degrees 46 minutes 06 seconds West, 300.71 feet to the point of beginning, containing 2.13 acres, plus or minus.

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SCHEDULE A

ALSO EXCEPT:

A part of the Southwest Quarter of the Northeast Quarter of Section 8, Township 35 North, Range 11 East, more fully described as follows to-wit::

Commencing at a point on the west line of Indiana State Highway Number 3, that is North 87 ½ degrees west a distance of 107.7 feet from the southeast corner of Lot Number 52 in Sollenberger's Second Addition to Cree Lake and running thence North 21 degrees 55 minutes West along the west line of said highway a distance of 100 feet; thence South 73 degrees 30 minutes West a distance of 150 feet; thence South 21 degrees 55 minutes East a distance of 100 feet; thence North 73 degrees 30 minutes East a distance of 150 feet to the Place of Beginning. (Supposed to contain 0.34 acre, more or less.)

ALSO EXCEPT:

That portion of the following that lies within the Northeast Quarter of Section 8, Township 35 North, Range 11 East:

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 8, Township 35 North, Range 11 East, in Noble County, the State of Indiana, more fully described as follows:

Beginning at the northeast corner of Lot 113 in Cree Lake Estates, 2nd Addition as recorded in Plat Book 4, Page 110, in the Office of the Recorder of Noble County, Indiana, marked by an iron pipe found this survey; thence S 82° 38' 00"W, assumed, along the north line of said Lot 113 and the Westerly extension thereof, for 312.25 feet to a rebar set this survey; thence N 3° 00' 00" E for 218.92 feet to a rebar set this survey; thence N 74° 03' 07" E, along the south line and the westerly prolongation of said south line of a tract of land conveyed to Richard Byerley and Rosella Byerley per Deed Record Book 196, Page 136 in the Noble County Recorder's Office, for 202.29 feet to a rebar set this survey in the west Right-of-Way line of Indiana State Highway #3 at the beginning of a non-tangent curve concave to the east having a radius of 2904.79 feet and to which the center of said curve bears N 68° 01' 48" E; thence Southerly 257.03 feet along said curve and the West Right of Way line of Indiana State Highway #3 through a central angle of 5° 04' 11" to a rebar set this survey; thence S 82° 38' 00" W for 2.89 feet to the Point of Beginning, said Tract containing 1.36 acres, more or less.

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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. Personal Representative's Deed suitable for recording. In the event the Personal Representative is acquiring a direct or indirect interest in the property, we require evidence of authorization of the transaction by either a will, a trust, consent of all heirs, legatees, or beneficiaries, an adjudicated compromise agreement approved by the court under IC 29-1-9, or by court order.

NOTE: The attorney of record is Yoder James LLC (260)-347-9400.

6. 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.

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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 (Affects 2.13 Acres)
State ID Number	57-07-08-100-175.000-019
Township	Wayne
1 st installment due May 10, 2026	\$318.48 - Paid
2 nd installment due November 10, 2026	\$318.48 - Unpaid

Assessed Values for 2025/2026:	
Land	\$59,200.00
Improvements	\$82,900.00
Exemption (Homeowners)	\$48,000.00
Exemption (Homestead Supplemental)	\$29,880.00
Exemption (2% Deduction)	\$1,164.00
Net Valuations	\$63,056.00

Key Number	State ID Number Only (Affects 15.14 Acres)
State ID Number	57-07-08-100-136.000-019
Township	Wayne
1 st installment due May 10, 2026	\$387.50 - Paid
2 nd installment due November 10, 2026	\$387.50 - Unpaid

Assessed Values for 2025/2026:	
Land	\$69,300.00
Improvements	\$0.00
Exemption (Homeowners)	\$0.00
Exemption (Homestead Supplemental)	\$0.00
Exemption (2% Deduction)	\$4,158.00
Net Valuations	\$65,142.00

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.

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Part II, SCHEDULE B

- b) Special assessments/sewer usage charges, if any, levied by the City/Town of .
- 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.
- e) Subject to all legal highways and rights of way.
- f) Easement for electric lines and poles, etc., from Don C. Sollenberger and Leora M. Sollenberger, husband and wife, to Noble County Rural Electric Membership Corporation, dated September 13, 1938, recorded September 30, 1938, in Miscellaneous Record 17 page 314, in the Office of the Recorder of Noble County, Indiana. The exact location of said easement cannot be determined from the record.
- g) Easement from Don C. Sollenberger and Leora M. Sollenberger, husband and wife, to Indiana Bell Telephone Company, dated May 20, 1954, recorded June 4, 1954, in Miscellaneous Record 22 page 475, in the Office of the Recorder of Noble County, Indiana. The exact location of said easement cannot be determined from the record.
- h) Terms and provisions of Agricultural Compatibility Form For Improvement Location Permit Number 96-289 set out in an instrument by Jimmy Stevens dated September 18, 1996 and recorded September 18, 1996 in Instrument Number 9609456 in the Office of the Recorder of Noble County, Indiana.
- i) Subject to parties in possession by virtue of unrecorded leases and any farming rights.

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

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Part II, SCHEDULE B

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: Jimmy Stevens
Grantee: Jimmy Stevens
Date Recorded: March 9, 2001
Instrument No.: 010300251 - Affects Parcel I

Grantor: Mary Beth Stevens
Grantee: Jimmy Stevens
Date Recorded: July 25, 1994
Instrument No.: 9407573 - Affects Parcel II

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

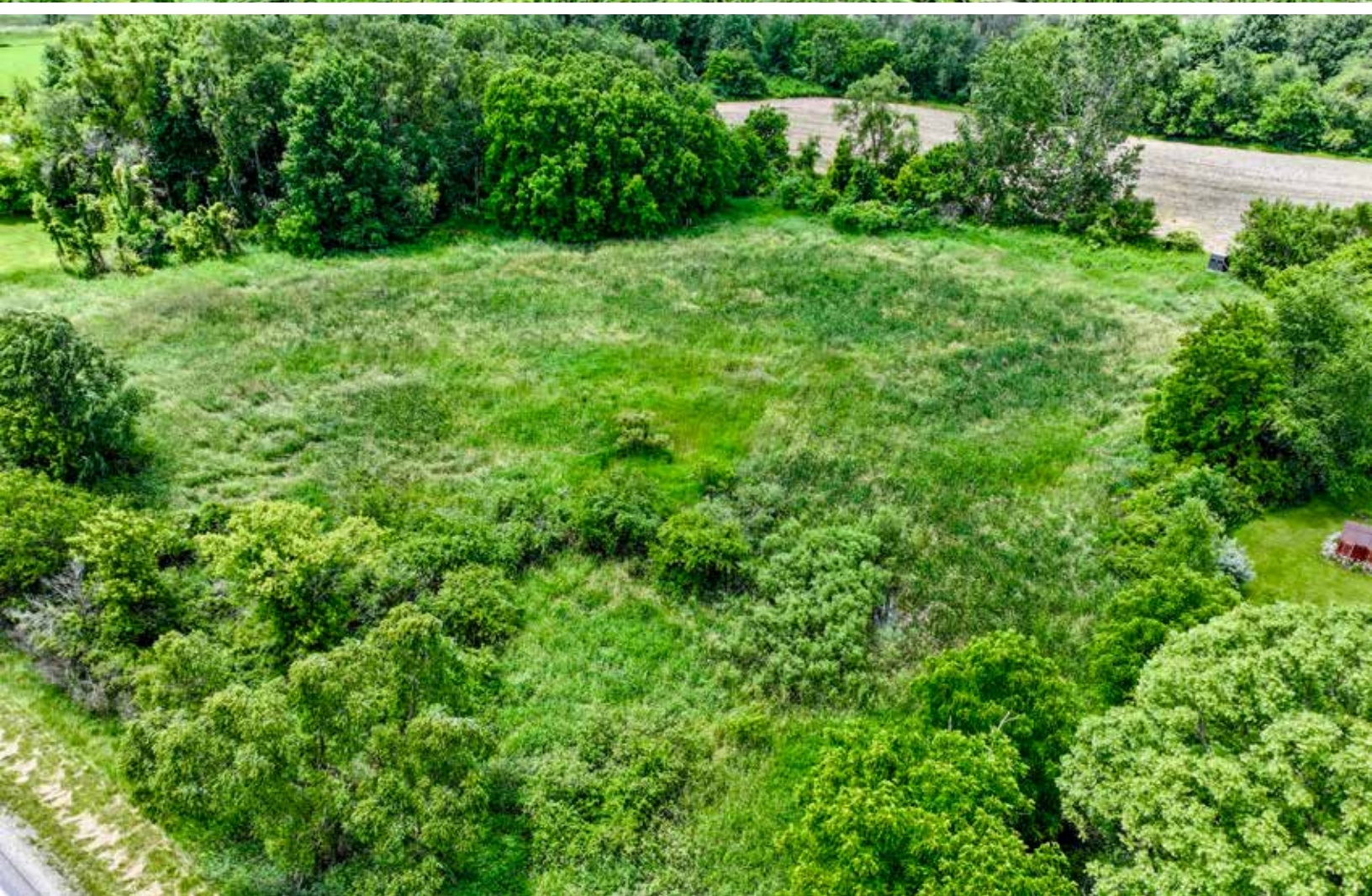


















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