

197.27± ACRES

OFFERED IN 8 TRACTS OR ANY COMBINATIONS

Conveniently located 6± Miles W of Warsaw
4± Miles SE of Etna Green and
3± Miles North of Mentone

INFORMATION BOOKLET

- Productive Farmland with Mature, Wooded Areas
- Featured soils include Rensselaer, Barry, and Crosier Loam
- 165± FSA Cropland Acres
- 4 Bed, 3 Bath Country Home with a Beautiful Setting
- Excellent Potential Home and Mini Farm Building Sites
- Woodlands Show a Large Amount of Deer Activity

TRACT 4

AUCTION

QUALITY KOSCIUSKO COUNTY LAND AND HOME

THURSDAY, AUGUST 27th • 6PM

AUCTION HELD AT THE SHRINE BUILDING LOCATED ON THE KOSCIUSKO COUNTY FAIRGROUNDS,
1400 E. SMITH ST., WARSAW IN 46580



ONLINE BIDDING AVAILABLE

800.451.2709 | SchraderAuction.com



SCHRADER

Real Estate and Auction Company, Inc.

2% Buyer's Premium

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.

OWNER: Dunnuck Revocable Trust

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

Joseph Frederick Kessie, RB23001983
Drew Lamle, RB21000229, AU12100017
Schrader Real Estate and Auction Company, Inc., CO81291723, AC63001504

2% Buyer's Premium



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 8 individual tracts, any combination of tracts & as a total 197.27± acre unit (Subject to "Swing" Tract Limitations). There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, & the total property may compete.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

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

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

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

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

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

POSSESSION: Possession on all tillable land will be after the harvest of the 2026 growing crop. Possession of the home will be given at closing.

REAL ESTATE TAXES: Seller shall pay any remaining 2025 real estate taxes due & payable in 2026 at closing. Seller shall also pay via a credit to the buyer at closing the estimated 2026 real estate taxes due & payable 2027.

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

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

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due

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

EASEMENTS: Subject to any & all existing easements.

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

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

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

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

BOOKLET INDEX

• BIDDER PRE-REGISTRATION FORM	Page 5
• ONLINE BIDDING REGISTRATION FORM	Page 7-8
• LOCATION MAP & AERIAL TRACT MAP	Page 9-11
• SOIL MAPS	Page 13-15
• FSA INFORMATION	Page 17-22
• COUNTY TAX INFORMATION	Page 23-31
• SELLER'S RESIDENTIAL DISCLOSURE	Page 33-37
• PHOTOS	Page 39-50

**For Information Call Auction Managers:
Joe Kessie, 260-609-4640 & Drew Lamle, 260-609-4926**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, AUGUST 27, 2026

197.27± ACRES – KOSCIUSKO COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, August 20, 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
197.27± Acres • Kosciusko County, Indiana
Thursday, August 27, 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, August 27, 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, Thursday, August 20, 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

TRACT MAP

LOCATION MAP



INSPECTION DATES:

Tuesday, August 11th • 4-6pm

Wednesday, August 19th • 4-6pm

Please meet the Schrader Representatives at Tract 8

Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.

PROPERTY ADDRESS:

Tracts 1-3: Adjacent to 1474 S 900 W, Mentone, IN 46539

Tracts 4-8: 678 S 950 W, Etna Green, IN 46524

DIRECTIONS TO PROPERTY:

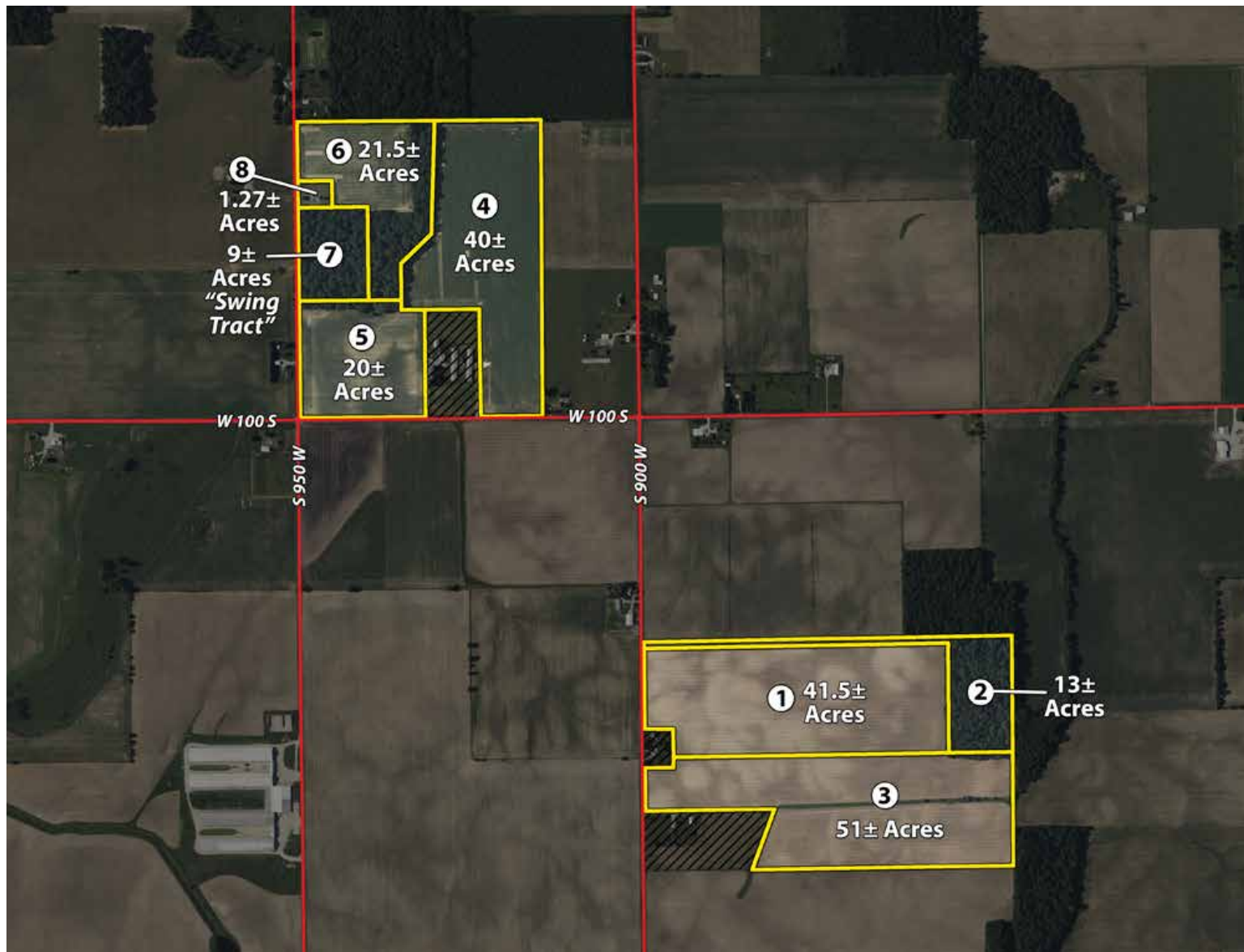
From Warsaw, go south on SR 25 to 100 S, turn right, continue west 6 miles. **OR** From Etna Green, go south on SR 19 3.5 miles to CR 100 S, turn left and go east 1 mile.

Tracts 1-3 are located on 900 W, .25 miles south of 100 S.

Tracts 4-8 are located on the NE corner of 100 S and 950 W.

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

TRACT MAP



TRACT DESCRIPTIONS:

TRACT 1: 41.5± ACRES of nearly all tillable, level, productive cropland. Features highly productive soils including; Crosier, Barry & Rensselaer loam.

TRACT 2: 13± ACRES of mature hardwood trees. Great opportunity at a smaller sized hunting property! Minimal brush in the woods with many signs of deer throughout.

TRACT 3: 51± ACRES of tillable productive farmland. This tract is easily accessed from 900 W. Productive soils include a mixture of Crosier loam, Barry loam & Rensselaer loam. *Study the opportunity to combine with Tract 1 for a total of 93.7± cropland acres per FSA.*

TRACT 4: 40± ACRES level productive farmland. The farm has accessible road frontage on 100 S.

TRACT 5: 20± ACRES of almost all tillable cropland with road frontage on both 100 S & 950 W. Soils are a mixture of Sebewa loam, Gilford loam & Ormas loamy sand.

TRACT 6: 21.5± ACRES of a mixture of tillable & wooded land. This is a versatile tract that could be used for a great

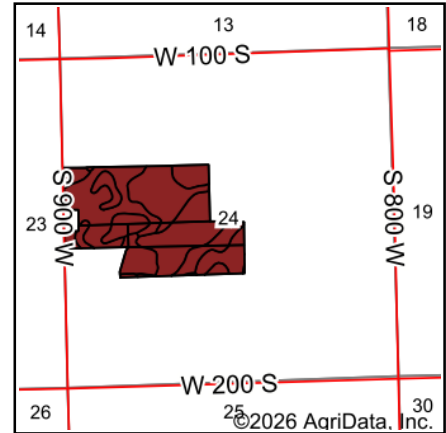
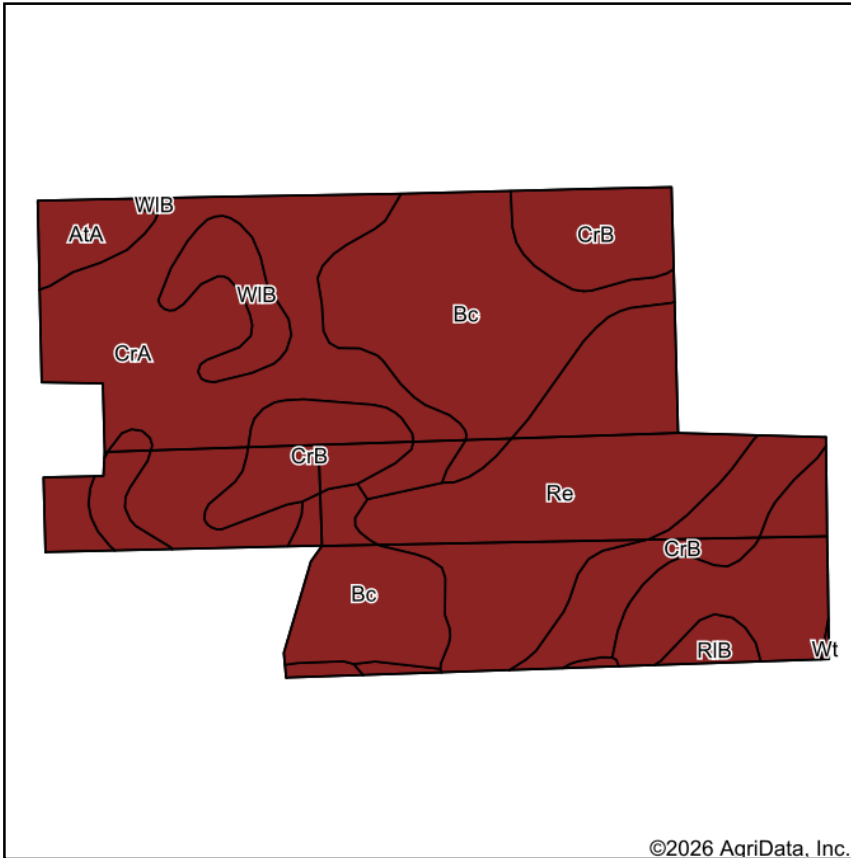
mini farmstead, with the added bonus of hunting & recreation. *Tracts like these are hard to find!*

TRACT 7: 9± ACRES. "SWING TRACT" that can be purchased with either tracts 5, 6, or 8. Beautiful, mature woods with large amount of road frontage on 950 W. *Study the timber value that this tract has with the presence of large mature White Oaks!*

TRACT 8: 1.27± ACRES with a beautiful country home that has a lot of potential! The house was built in 2000; it is one-story with a full finished basement. The home features 3 bedrooms & 2 full baths on the first floor, plus a large additional living area, kitchenette, a full bedroom & bathroom in the basement. The home also features a well-maintained asphalt driveway, a 2-car attached garage, central heating & air conditioning, wood burning furnace & a backup Generac Generator. *Attend an inspection date & explore the opportunity to make this home yours!*

SOIL INFORMATION

SOIL MAP - Tracts 1 & 3



State: **Indiana**
 County: **Kosciusko**
 Location: **24-32N-4E**
 Township: **Harrison**
 Acres: **93.63**
 Date: **7/27/2026**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

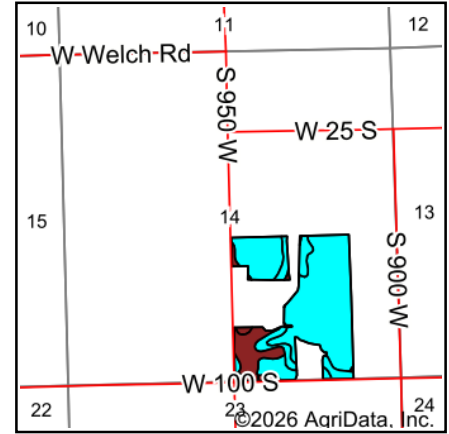
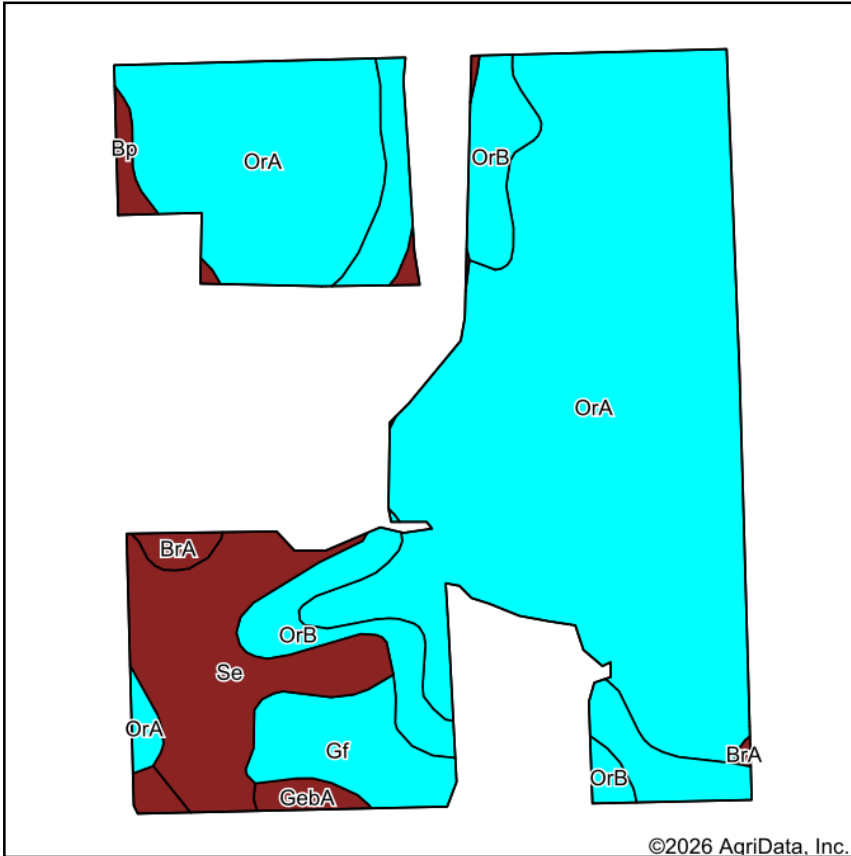
Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Re	Rensselaer loam, 0 to 1 percent slopes	26.00	27.6%		IIw	167	49	83	83	81
Bc	Barry loam	22.81	24.4%		IIw	175	49	78	78	71
CrA	Crosier loam, 0 to 1 percent slopes	22.75	24.3%		IIw	154	50	69	69	56
CrB	Crosier loam, 1 to 4 percent slopes	15.24	16.3%		Ile	155	50	69	69	57
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	3.15	3.4%		Ile	145	51	75	75	65
AtA	Aubbeenaubee fine sandy loam, moderately permeable substratum, 0 to 2 percent slopes	2.21	2.4%		IIw	135	44	75	75	66
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	1.47	1.6%		Ile	141	49	73	73	58
Weighted Average					2.00	161.9	49.4	*n 75.5	*n 75.5	*n 67.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

SOIL MAP - Tracts 4, 5 & 6



State: **Indiana**
 County: **Kosciusko**
 Location: **14-32N-4E**
 Township: **Harrison**
 Acres: **73.35**
 Date: **7/27/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
OrA	Ormas loamy sand, 0 to 2 percent slopes	50.47	68.7%		IIIs	100	35	60	60	39
Se	Sebewa loam, drained, 0 to 1 percent slopes	8.13	11.1%		IIw	133	37	72	68	71
OrB	Ormas loamy sand, 2 to 6 percent slopes	7.16	9.8%		IIle	100	35	59	59	38
Gf	Gilford sandy loam, gravelly substratum, 0 to 2 percent slopes	5.44	7.4%		IIlw	148	51	71	71	54
GebA	Gilford mucky sandy loam, till plain, 0 to 2 percent slopes	1.00	1.4%		IIw	151	52	73	72	53
BrA	Bronson sandy loam, 0 to 2 percent slopes	0.59	0.8%		IIIs	108	38	70	70	57
Bp	Brady sandy loam	0.56	0.8%		IIw	124	35	64	64	49
Weighted Average					2.86	108.2	36.7	*n 62.3	*n 61.9	*n 44

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA INFORMATION

FSA INFORMATION

INDIANA
KOSCIUSKO

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7542

Prepared : 7/16/26 3:14 PM CST

Crop Year : 2026

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : 18-085-2007-372
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
196.91	165.16	165.16	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	165.16	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	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	80.15	0.00	144	0
Soybeans	80.15	0.00	50	0

TOTAL **160.30** **0.00**

NOTES

Tract Number : 352

Description : C8 A1 SE 1/4 SEC 14 HARRISON TWP 26-R
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DUNNUCK REVOCABLE TRUST
Other Producers : None
Recon ID : None

FSA INFORMATION

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7542
Prepared : 7/16/26 3:14 PM CST
Crop Year : 2026

Tract Land Data

Tract 352 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
91.55	71.39	71.39	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	71.39	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	35.71	0.00	144
Soybeans	35.68	0.00	50
TOTAL	71.39	0.00	

NOTES

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Tract Number : 17145

Description : C8 B2 NW1/4 SEC 23 HARRISON TWP-FORMERLY T#608 26R
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DUNNUCK REVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
105.36	93.77	93.77	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	93.77	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	44.44	0.00	144
Soybeans	44.47	0.00	50
TOTAL	88.91	0.00	

FSA INFORMATION

INDIANA
KOSCIUSKO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7542
Prepared : 7/16/26 3:14 PM CST
Crop Year : 2026

Tract 17145 Continued ...

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.

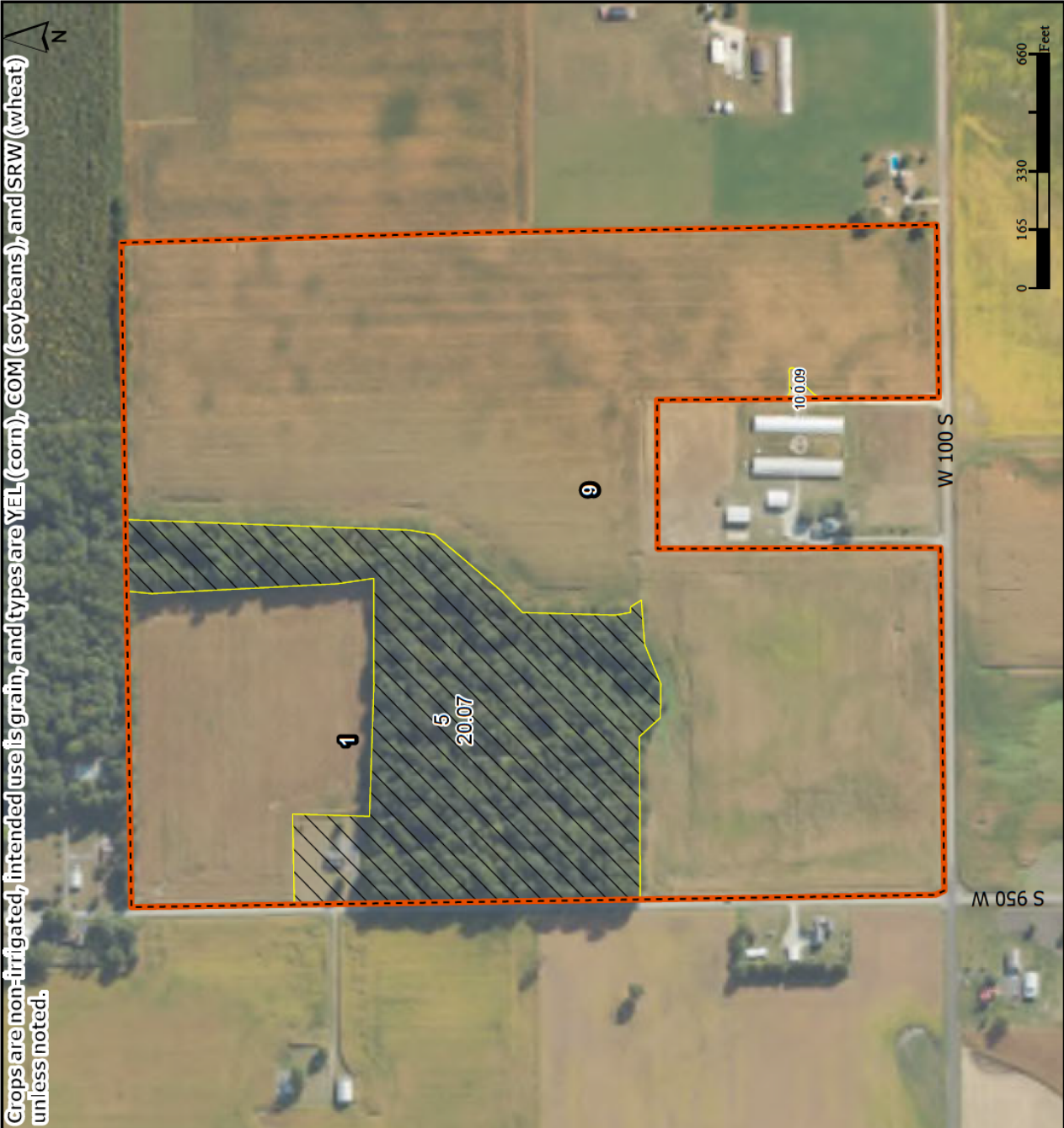
FSA INFORMATION

CLU	Acres	HEL	Crop
1	12.82	NHEL	
9	58.57	NHEL	

Map Created 04/14/2026

USDA Kosciusko County Indiana
Farm 7542 Tract 352
2026 Program Year 2024 Imagery Phy. County: Kosciusko, IN

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

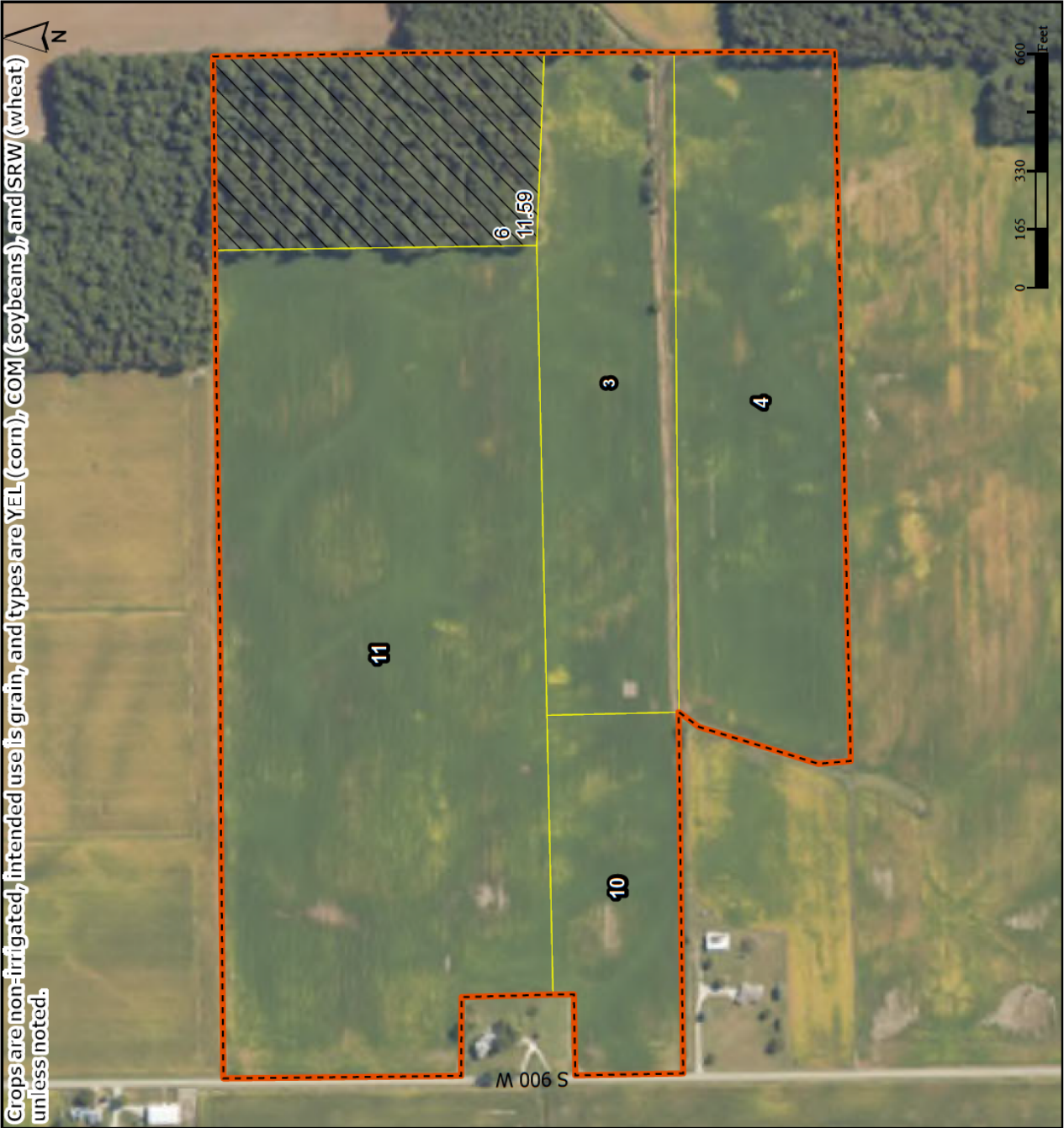


Tract Cropland Total: 71.39 acres

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 NAI 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-028 and attached maps) for exact boundaries and determinations or contact NRCS.

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

CLU	Acres	HEL	Crop
3	16.34	NHEL	
4	21.04	NHEL	
10	8.28	NHEL	
11	48.11	NHEL	



Tract Cropland Total: 93.77 acres

Tract Boundary

Noncropland

Cropland

Weiland Determination Identifiers

Restricted Use

Limited Restrictions

County_Street_Centline

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 NAI 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. Weiland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-028 and attached maps) for exact boundaries and determinations or contact NRCS.

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

TRACTS 1 & 2

STATE FORM 53569 (R27 / 01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1A

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY: 43 - KOSCIUSKO

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 43-09-24-100-122.000-034	DUPLICATE NUMBER 33389	TAX YEAR 2025 Payable 2026	Late Payment Penalty: 5% penalty after May 11, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2026
TAXING UNIT NAME 034-Harrison	LEGAL DESCRIPTION 013-096-005 Pt Lot 6 Or S P Nw 24-32-4 54.35A		
PROPERTY ADDRESS S 900 W Mentone IN 46539			



SPRING AMOUNT DUE
by May 11, 2026:

\$722.75

Scan QR Code to pay



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

534-4621-1
Dunnuck Revocable Trust
6724 N State Road 75
Frankfort IN 46041-7270

0000033389 000000072275

COUNTY: 43 - KOSCIUSKO

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 43-09-24-100-122.000-034	DUPLICATE NUMBER 33389	TAX YEAR 2025 Payable 2026	Late Payment Penalty: 5% penalty after November 10, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2026
TAXING UNIT NAME 034-Harrison	LEGAL DESCRIPTION 013-096-005 Pt Lot 6 Or S P Nw 24-32-4 54.35A		
PROPERTY ADDRESS S 900 W Mentone IN 46539			



FALL AMOUNT DUE
by November 10, 2026:

\$722.75

Scan QR Code to pay



Dunnuck Revocable Trust
6724 N State Road 75
Frankfort IN 46041-7270

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

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COUNTY: 43 - KOSCIUSKO

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 43-09-24-100-122.000-034	DUPLICATE NUMBER 33389	TAX YEAR 2025 Payable 2026	DUE DATES
TAXING UNIT NAME 034-Harrison	LEGAL DESCRIPTION 013-096-005 Pt Lot 6 Or S P Nw 24-32-4 54.35A		SPRING - May 11, 2026 FALL - November 10, 2026

DATE OF STATEMENT: 04/10/2026

PROPERTY ADDRESS S 900 W Mentone IN 46539	
PROPERTY TYPE Real	TOWNSHIP Harrison
ACRES 54.3500	

Dunnuck Revocable Trust
6724 N State Road 75
Frankfort IN 46041-7270

TOTAL DUE FOR 25 PAY 26: \$1,445.50

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$671.66	\$671.66
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$51.09	\$51.09
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$722.75	\$722.75
Payment Received	\$0.00	\$0.00
Balance Due	\$722.75	\$722.75



Scan the QR code for additional information about property tax deductions or contact the county auditor's office at: (574) 372-2323



COUNTY TAX INFORMATION

TRACTS 1 & 2

STATE FORM 53569 (R27 / 01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

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

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other properties. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information on how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name Dunnuck Revocable Trust 6724 N State Road 75 Frankfort IN 46041-7270	Address S 900 W Mentone IN 46539	Date of Notice 04/10/2026 Duplicate Number 33389	Parcel Number 43-09-24-100-122.000-034 Tax ID Number 013-702004-65	Taxing District 034-Harrison
Legal Description 013-096-005 Pt Lot 6 Or S P Nw 24-32-4 54.35A	Billed Mortgage Company			Property Type Real

Spring installment due on or before May 11, 2026, and Fall installment due on or before November 10, 2026.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2024 Pay 2025	2025 Pay 2026
1a. Gross assessed value of homestead property	\$0.00	\$0.00
1b. Gross assessed value of other residential property and agricultural land	\$114,400.00	\$106,400.00
1c. Gross assessed value of all other property, including personal property	\$0.00	\$0.00
2. Equals Total Gross Assessed Value of Property	\$114,400.00	\$106,400.00
2a. Minus deductions (see Table 5 below)	\$0.00	(\$6,384.00)
3. Equals Subtotal of Net Assessed Value of Property	\$114,400.00	\$100,016.00
3a. Multiplied by your local tax rate	1.3657	1.3431
4. Equals Gross Tax Liability (see Table 3 below)	\$1,562.36	\$1,343.32
4a. Minus local Property Tax Credits	\$0.00	\$0.00
4b. Minus savings due to Property Tax Cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to Over 65 Credit		\$0.00
4d. Minus savings due to Blind/Disabled Credit		\$0.00
4e. Minus savings due to Supplemental Homestead Credit		\$0.00
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit ¹	\$0.00	\$0.00
4g. Minus savings due to County Option Homestead Relief Credit		\$0.00
5. Total Property Tax Liability (see remittance coupon for total amount due)	\$1,562.36	\$1,343.32

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) ²	\$2,288.00	\$2,128.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$0.00	\$0.00
Maximum Tax Under Property Tax Cap	\$2,288.00	\$2,128.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2025	TAX RATE 2026	TAX AMOUNT 2025	TAX AMOUNT 2026	TAX DIFFERENCE	% DIFFERENCE	% OF TOTAL TAX LIABILITY
COUNTY	0.2021	0.1952	\$231.20	\$195.23	(\$35.97)	(15.56%)	14.53%
CO DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%	0.00%
TOWNSHIP	0.0790	0.0946	\$90.38	\$94.62	\$4.24	4.69%	7.04%
TWP DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%	0.00%
SCHOOL	0.5113	0.5029	\$584.94	\$502.98	(\$81.96)	(14.01%)	37.44%
SCH DEBT	0.4230	0.4045	\$483.91	\$404.57	(\$79.34)	(16.40%)	30.12%
LIBRARY	0.1342	0.1313	\$153.52	\$131.32	(\$22.20)	(14.46%)	9.78%
LIB DEBT	0.0160	0.0145	\$18.30	\$14.50	(\$3.80)	(20.76%)	1.08%
SOLID WASTE	0.0001	0.0001	\$0.11	\$0.10	(\$0.01)	(9.09%)	0.01%
TOTAL	1.3657	1.3431	\$1,562.36	\$1,343.32	(\$219.04)	(14.02%)	

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2025	2026	% Change
DORSEY, MILTON (523)	\$102.18	\$102.18	0.00%
TOTAL ADJUSTMENTS	\$102.18	\$102.18	0.00%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY⁴

TYPE OF DEDUCTION	2025	2026
2% DEDUCTION	\$0	\$6,384
TOTAL DEDUCTIONS	\$0	\$6,384

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit Breaker Credit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.
2. The property tax cap is calculated separately for each class of property owned by the taxpayer.
3. Charges not subject to the property tax cap include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates an effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.
4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed, and you may be liable for taxes and penalties on the amount deducted.



COUNTY TAX INFORMATION

TRACT 3

STATE FORM 53569 (R27 / 01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1A

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY: 43 - KOSCIUSKO

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 43-09-24-300-036.000-034	DUPLICATE NUMBER 33390	TAX YEAR 2025 Payable 2026	Late Payment Penalty: 5% penalty after May 11, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2026
TAXING UNIT NAME 034-Harrison	LEGAL DESCRIPTION 013-098-001 Pt Mdl Pt W 1/2 24-32-4 51.00A		
PROPERTY ADDRESS S 900 W Mentone IN 46539			



SPRING AMOUNT DUE
by May 11, 2026:

\$716.44

Scan QR Code to pay



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534-4623-1
Dunnuck Revocable Trust
6724 N State Road 75
Frankfort IN 46041-7270

0000033390 000000071644

COUNTY: 43 - KOSCIUSKO

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 43-09-24-300-036.000-034	DUPLICATE NUMBER 33390	TAX YEAR 2025 Payable 2026	Late Payment Penalty: 5% penalty after November 10, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2026
TAXING UNIT NAME 034-Harrison	LEGAL DESCRIPTION 013-098-001 Pt Mdl Pt W 1/2 24-32-4 51.00A		
PROPERTY ADDRESS S 900 W Mentone IN 46539			



FALL AMOUNT DUE
by November 10, 2026:

\$716.44

Scan QR Code to pay



Dunnuck Revocable Trust
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Frankfort IN 46041-7270

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PO Box 1764
Warsaw, IN 46581

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COUNTY: 43 - KOSCIUSKO

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 43-09-24-300-036.000-034	DUPLICATE NUMBER 33390	TAX YEAR 2025 Payable 2026	DUE DATES
TAXING UNIT NAME 034-Harrison	LEGAL DESCRIPTION 013-098-001 Pt Mdl Pt W 1/2 24-32-4 51.00A		SPRING - May 11, 2026 FALL - November 10, 2026

DATE OF STATEMENT: 04/10/2026

PROPERTY ADDRESS S 900 W Mentone IN 46539	
PROPERTY TYPE Real	TOWNSHIP Harrison
ACRES 51.0000	

Dunnuck Revocable Trust
6724 N State Road 75
Frankfort IN 46041-7270

TOTAL DUE FOR 25 PAY 26: **\$1,432.88**

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$668.50	\$668.50
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$47.94	\$47.94
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$716.44	\$716.44
Payment Received	\$0.00	\$0.00
Balance Due	\$716.44	\$716.44



Scan the QR code for additional information about property tax deductions or contact the county auditor's office at: (574) 372-2323



COUNTY TAX INFORMATION

TRACT 3

STATE FORM 53569 (R27 / 01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

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

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other properties. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information on how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name Dunnuck Revocable Trust 6724 N State Road 75 Frankfort IN 46041-7270	Address S 900 W Mentone IN 46539	Date of Notice 04/10/2026 Duplicate Number 33390	Parcel Number 43-09-24-300-036.000-034 Tax ID Number 013-702004-80	Taxing District 034-Harrison
Legal Description 013-098-001 Pt Mdl Pt W 1/2 24-32-4 51.00A	Billed Mortgage Company			Property Type Real

Spring installment due on or before May 11, 2026, and Fall installment due on or before November 10, 2026.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2024 Pay 2025	2025 Pay 2026
1a. Gross assessed value of homestead property	\$0.00	\$0.00
1b. Gross assessed value of other residential property and agricultural land	\$113,900.00	\$105,900.00
1c. Gross assessed value of all other property, including personal property	\$0.00	\$0.00
2. Equals Total Gross Assessed Value of Property	\$113,900.00	\$105,900.00
2a. Minus deductions (see Table 5 below)	\$0.00	(\$6,354.00)
3. Equals Subtotal of Net Assessed Value of Property	\$113,900.00	\$99,546.00
3a. Multiplied by your local tax rate	1.3657	1.3431
4. Equals Gross Tax Liability (see Table 3 below)	\$1,555.52	\$1,337.00
4a. Minus local Property Tax Credits	\$0.00	\$0.00
4b. Minus savings due to Property Tax Cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to Over 65 Credit		\$0.00
4d. Minus savings due to Blind/Disabled Credit		\$0.00
4e. Minus savings due to Supplemental Homestead Credit		\$0.00
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit ¹	\$0.00	\$0.00
4g. Minus savings due to County Option Homestead Relief Credit		\$0.00
5. Total Property Tax Liability (see remittance coupon for total amount due)	\$1,555.52	\$1,337.00

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) ²	\$2,278.00	\$2,118.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$0.00	\$0.00
Maximum Tax Under Property Tax Cap	\$2,278.00	\$2,118.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2025	TAX RATE 2026	TAX AMOUNT 2025	TAX AMOUNT 2026	TAX DIFFERENCE	% DIFFERENCE	% OF TOTAL TAX LIABILITY
COUNTY	0.2021	0.1952	\$230.19	\$194.31	(\$35.88)	(15.59%)	14.53%
CO DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%	0.00%
TOWNSHIP	0.0790	0.0946	\$89.98	\$94.17	\$4.19	4.66%	7.04%
TWP DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%	0.00%
SCHOOL	0.5113	0.5029	\$582.38	\$500.63	(\$81.75)	(14.04%)	37.44%
SCH DEBT	0.4230	0.4045	\$481.79	\$402.66	(\$79.13)	(16.42%)	30.12%
LIBRARY	0.1342	0.1313	\$152.85	\$130.70	(\$22.15)	(14.49%)	9.78%
LIB DEBT	0.0160	0.0145	\$18.22	\$14.43	(\$3.79)	(20.80%)	1.08%
SOLID WASTE	0.0001	0.0001	\$0.11	\$0.10	(\$0.01)	(9.09%)	0.01%
TOTAL	1.3657	1.3431	\$1,555.52	\$1,337.00	(\$218.52)	(14.05%)	

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2025	2026	% Change
DORSEY, MILTON (523)	\$95.88	\$95.88	0.00%
TOTAL ADJUSTMENTS	\$95.88	\$95.88	0.00%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY⁴

TYPE OF DEDUCTION	2025	2026
2% DEDUCTION	\$0	\$6,354
TOTAL DEDUCTIONS	\$0	\$6,354

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit Breaker Credit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.
2. The property tax cap is calculated separately for each class of property owned by the taxpayer.
3. Charges not subject to the property tax cap include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates an effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.
4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed, and you may be liable for taxes and penalties on the amount deducted.



COUNTY TAX INFORMATION

TRACTS 4-7

STATE FORM 53569 (R27 / 01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1A

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY: 43 - KOSCIUSKO

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 43-09-14-200-073.000-034	DUPLICATE NUMBER 33697	TAX YEAR 2025 Payable 2026	Late Payment Penalty: 5% penalty after May 11, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2026
TAXING UNIT NAME 034-Harrison	LEGAL DESCRIPTION 013-083-006 W Side S Pt Se 14-32-4 90.43A		

PROPERTY ADDRESS W 100 S Etna Green IN 46524



SPRING AMOUNT DUE
by May 11, 2026:

\$775.41

Scan QR Code to pay



T10 P1

534-4617-1
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Warsaw, IN 46581

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COUNTY: 43 - KOSCIUSKO

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 43-09-14-200-073.000-034	DUPLICATE NUMBER 33697	TAX YEAR 2025 Payable 2026	Late Payment Penalty: 5% penalty after November 10, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2026
TAXING UNIT NAME 034-Harrison	LEGAL DESCRIPTION 013-083-006 W Side S Pt Se 14-32-4 90.43A		

PROPERTY ADDRESS W 100 S Etna Green IN 46524



FALL AMOUNT DUE
by November 10, 2026:

\$775.41

Scan QR Code to pay

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Warsaw, IN 46581

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0000033697 000000077541

COUNTY: 43 - KOSCIUSKO

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 43-09-14-200-073.000-034	DUPLICATE NUMBER 33697	TAX YEAR 2025 Payable 2026	DUE DATES SPRING - May 11, 2026 FALL - November 10, 2026
TAXING UNIT NAME 034-Harrison	LEGAL DESCRIPTION 013-083-006 W Side S Pt Se 14-32-4 90.43A		

DATE OF STATEMENT: 04/10/2026

PROPERTY ADDRESS W 100 S Etna Green IN 46524	
PROPERTY TYPE Real	TOWNSHIP Harrison
ACRES 90.4300	

Dunnuck Revocable Trust
6724 N State Road 75
Frankfort IN 46041-7270

TOTAL DUE FOR 25 PAY 26: \$1,550.82

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$681.12	\$681.12
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$94.29	\$94.29
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$775.41	\$775.41
Payment Received	\$0.00	\$0.00
Balance Due	\$775.41	\$775.41



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COUNTY TAX INFORMATION

TRACTS 4-7

STATE FORM 53569 (R27 / 01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

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

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other properties. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information on how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name Dunnuck Revocable Trust 6724 N State Road 75 Frankfort IN 46041-7270	Address W 100 S Etna Green IN 46524	Date of Notice 04/10/2026 Duplicate Number 33697	Parcel Number 43-09-14-200-073.000-034 Tax ID Number 013-704003-60	Taxing District 034-Harrison
Legal Description 013-083-006 W Side S Pt Se 14-32-4 90.43A	Billed Mortgage Company			Property Type Real

Spring installment due on or before May 11, 2026, and Fall installment due on or before November 10, 2026.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2024 Pay 2025	2025 Pay 2026
1a. Gross assessed value of homestead property	\$0.00	\$0.00
1b. Gross assessed value of other residential property and agricultural land	\$116,100.00	\$107,900.00
1c. Gross assessed value of all other property, including personal property	\$0.00	\$0.00
2. Equals Total Gross Assessed Value of Property	\$116,100.00	\$107,900.00
2a. Minus deductions (see Table 5 below)	\$0.00	(\$6,474.00)
3. Equals Subtotal of Net Assessed Value of Property	\$116,100.00	\$101,426.00
3a. Multiplied by your local tax rate	1.3657	1.3431
4. Equals Gross Tax Liability (see Table 3 below)	\$1,585.58	\$1,362.24
4a. Minus local Property Tax Credits	\$0.00	\$0.00
4b. Minus savings due to Property Tax Cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to Over 65 Credit		\$0.00
4d. Minus savings due to Blind/Disabled Credit		\$0.00
4e. Minus savings due to Supplemental Homestead Credit		\$0.00
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit ¹	\$0.00	\$0.00
4g. Minus savings due to County Option Homestead Relief Credit		\$0.00
5. Total Property Tax Liability (see remittance coupon for total amount due)	\$1,585.58	\$1,362.24

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) ²	\$2,322.00	\$2,158.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$0.00	\$0.00
Maximum Tax Under Property Tax Cap	\$2,322.00	\$2,158.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2025	TAX RATE 2026	TAX AMOUNT 2025	TAX AMOUNT 2026	TAX DIFFERENCE	% DIFFERENCE	% OF TOTAL TAX LIABILITY
COUNTY	0.2021	0.1952	\$234.64	\$197.98	(\$36.66)	(15.62%)	14.53%
CO DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%	0.00%
TOWNSHIP	0.0790	0.0946	\$91.72	\$95.95	\$4.23	4.61%	7.04%
TWP DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%	0.00%
SCHOOL	0.5113	0.5029	\$593.61	\$510.07	(\$83.54)	(14.07%)	37.44%
SCH DEBT	0.4230	0.4045	\$491.10	\$410.26	(\$80.84)	(16.46%)	30.12%
LIBRARY	0.1342	0.1313	\$155.81	\$133.17	(\$22.64)	(14.53%)	9.78%
LIB DEBT	0.0160	0.0145	\$18.58	\$14.71	(\$3.87)	(20.83%)	1.08%
SOLID WASTE	0.0001	0.0001	\$0.12	\$0.10	(\$0.02)	(16.67%)	0.01%
TOTAL	1.3657	1.3431	\$1,585.58	\$1,362.24	(\$223.34)	(14.09%)	

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2025	2026	% Change
SHATTO-CATTELL (595)	\$188.58	\$188.58	0.00%
TOTAL ADJUSTMENTS	\$188.58	\$188.58	0.00%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY⁴

TYPE OF DEDUCTION	2025	2026
2% DEDUCTION	\$0	\$6,474
TOTAL DEDUCTIONS	\$0	\$6,474

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit Breaker Credit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.
2. The property tax cap is calculated separately for each class of property owned by the taxpayer.
3. Charges not subject to the property tax cap include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates an effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.
4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed, and you may be liable for taxes and penalties on the amount deducted.



COUNTY TAX INFORMATION

TRACT 8

STATE FORM 53569 (R27 / 01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1A

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY: 43 - KOSCIUSKO

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 43-09-14-200-210.000-034	DUPLICATE NUMBER 34946	TAX YEAR 2025 Payable 2026	Late Payment Penalty: 5% penalty after May 11, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2026
TAXING UNIT NAME 034-Harrison	LEGAL DESCRIPTION 013-083-006.B TR NW SE 14-32-4 1.27A PER DEED		
PROPERTY ADDRESS 678 S 950 W Etna Green IN 46524			



SPRING AMOUNT DUE
by May 11, 2026:

\$1,910.56

Scan QR Code to pay



Pay by Phone: (574) 652-5830
Pay Online at:
lowtaxinfo.com/kosciuskocounty

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

534-4619-1
Dunnuck Revocable Trust
6724 N State Road 75
Frankfort IN 46041-7270

0000034946 000000191056

COUNTY: 43 - KOSCIUSKO

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 43-09-14-200-210.000-034	DUPLICATE NUMBER 34946	TAX YEAR 2025 Payable 2026	Late Payment Penalty: 5% penalty after November 10, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2026
TAXING UNIT NAME 034-Harrison	LEGAL DESCRIPTION 013-083-006.B TR NW SE 14-32-4 1.27A PER DEED		
PROPERTY ADDRESS 678 S 950 W Etna Green IN 46524			



FALL AMOUNT DUE
by November 10, 2026:

\$1,885.56

Scan QR Code to pay



Dunnuck Revocable Trust
6724 N State Road 75
Frankfort IN 46041-7270

Pay by Phone: (574) 652-5830
Pay Online at:
lowtaxinfo.com/kosciuskocounty

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

0000034946 000000188556

COUNTY: 43 - KOSCIUSKO

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 43-09-14-200-210.000-034	DUPLICATE NUMBER 34946	TAX YEAR 2025 Payable 2026	DUE DATES
TAXING UNIT NAME 034-Harrison	LEGAL DESCRIPTION 013-083-006.B TR NW SE 14-32-4 1.27A PER DEED		SPRING - May 11, 2026 FALL - November 10, 2026

DATE OF STATEMENT: 04/10/2026

PROPERTY ADDRESS 678 S 950 W Etna Green IN 46524	
PROPERTY TYPE Real	TOWNSHIP Harrison
ACRES 1.2700	

Dunnuck Revocable Trust
6724 N State Road 75
Frankfort IN 46041-7270

TOTAL DUE FOR 25 PAY 26: **\$3,796.12**

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,885.56	\$1,885.56
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$25.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$1,910.56	\$1,885.56
Payment Received	\$0.00	\$0.00
Balance Due	\$1,910.56	\$1,885.56



Scan the QR code for additional information about property tax deductions or contact the county auditor's office at: (574) 372-2323



COUNTY TAX INFORMATION

TRACT 8

STATE FORM 53569 (R27 / 01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

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

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other properties. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information on how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name Dunnuck Revocable Trust 6724 N State Road 75 Frankfort IN 46041-7270	Address 678 S 950 W Etna Green IN 46524	Date of Notice 04/10/2026 Duplicate Number 34946	Parcel Number 43-09-14-200-210.000-034 Tax ID Number 013-726002-94	Taxing District 034-Harrison
Legal Description 013-083-006.B TR NW SE 14-32-4 1.27A PER DEED	Billed Mortgage Company			Property Type Real

Spring installment due on or before May 11, 2026, and Fall installment due on or before November 10, 2026.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2024 Pay 2025	2025 Pay 2026
1a. Gross assessed value of homestead property	\$0.00	\$0.00
1b. Gross assessed value of other residential property and agricultural land	\$276,800.00	\$298,700.00
1c. Gross assessed value of all other property, including personal property	\$0.00	\$0.00
2. Equals Total Gross Assessed Value of Property	\$276,800.00	\$298,700.00
2a. Minus deductions (see Table 5 below)	\$0.00	(\$17,922.00)
3. Equals Subtotal of Net Assessed Value of Property	\$276,800.00	\$280,778.00
3a. Multiplied by your local tax rate	1.3657	1.3431
4. Equals Gross Tax Liability (see Table 3 below)	\$3,780.26	\$3,771.12
4a. Minus local Property Tax Credits	\$0.00	\$0.00
4b. Minus savings due to Property Tax Cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to Over 65 Credit		\$0.00
4d. Minus savings due to Blind/Disabled Credit		\$0.00
4e. Minus savings due to Supplemental Homestead Credit		\$0.00
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit ¹	\$0.00	\$0.00
4g. Minus savings due to County Option Homestead Relief Credit		\$0.00
5. Total Property Tax Liability (see remittance coupon for total amount due)	\$3,780.26	\$3,771.12

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) ²	\$5,536.00	\$5,974.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$0.00	\$0.00
Maximum Tax Under Property Tax Cap	\$5,536.00	\$5,974.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2025	TAX RATE 2026	TAX AMOUNT 2025	TAX AMOUNT 2026	TAX DIFFERENCE	% DIFFERENCE	% OF TOTAL TAX LIABILITY
COUNTY	0.2021	0.1952	\$559.41	\$548.08	(\$11.33)	(2.03%)	14.53%
CO DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%	0.00%
TOWNSHIP	0.0790	0.0946	\$218.67	\$265.62	\$46.95	21.47%	7.04%
TWP DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%	0.00%
SCHOOL	0.5113	0.5029	\$1,415.28	\$1,412.03	(\$3.25)	(0.23%)	37.44%
SCH DEBT	0.4230	0.4045	\$1,170.86	\$1,135.74	(\$35.12)	(3.00%)	30.12%
LIBRARY	0.1342	0.1313	\$371.47	\$368.66	(\$2.81)	(0.76%)	9.78%
LIB DEBT	0.0160	0.0145	\$44.29	\$40.71	(\$3.58)	(8.08%)	1.08%
SOLID WASTE	0.0001	0.0001	\$0.28	\$0.28	\$0.00	0.00%	0.01%
TOTAL	1.3657	1.3431	\$3,780.26	\$3,771.12	(\$9.14)	(0.24%)	

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2025	2026	% Change
SHATTO-CATTELL (595)	\$25.00	\$25.00	0.00%
TOTAL ADJUSTMENTS	\$25.00	\$25.00	0.00%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY⁴

TYPE OF DEDUCTION	2025	2026
2% DEDUCTION	\$0	\$17,922
TOTAL DEDUCTIONS	\$0	\$17,922

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit Breaker Credit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.
2. The property tax cap is calculated separately for each class of property owned by the taxpayer.
3. Charges not subject to the property tax cap include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates an effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.
4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed, and you may be liable for taxes and penalties on the amount deducted.



SELLER'S 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)

7/28/26

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

678 3950 W Etha Green IN 46524

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

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

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

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

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

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

Signature of Seller <i>Russell J. Dunning</i>	Date (mm / dd / yyyy) 07/28/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>J. Lee</i>	Date (mm / dd / yyyy) 07-29-26	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)
678 S 956 W Etna Green IN 46524

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

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

Signature of Seller <u>Russell H. Runnels</u>	Date (mm / dd / yyyy) <u>07/28/2026</u>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <u>[Signature]</u>	Date (mm / dd / yyyy) <u>7/29/26</u>	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) <u>678 S 950 W Etna Green IN 46524</u>				
D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan				✓
Boiler / Radiator	✓			
Central Air Conditioning			✓	
Electric Heat Pump	✓			
Furnace Heat / Gas			✓	
Furnace Heat / Electric	✓			
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove			✓	
Fireplace			✓	
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			
2. ROOF		Yes	No	Unknown
Age, if known: <u>26</u> Years.		✓		
Does the roof leak?			✓	
Is there present damage to the roof?			✓	
Is there more than one layer of shingles on the house?			✓	
If yes, how many layers? _____				
3. WATER HEATER		✓		
Age, if known: <u>26</u> Years.				
4. FURNACE		✓		
Age, if known: <u>26</u> Years.				
5. CENTRAL AIR CONDITIONING		✓		
Age, if known: <u>26</u> Years.				
6. HAZARDOUS CONDITIONS		Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			✓	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?			✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			✓	
Explain:				
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 <u>Russell J. Dorman</u>	Date (mm / dd / yyyy) <u>07/28/2026</u>	Signature of Buyer	Date (mm / dd / yyyy)	
Signature of Seller <u>[Signature]</u>	Date (mm / dd / yyyy) <u>7/29/26</u>	Signature of Buyer	Date (mm / dd / yyyy)	
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.				
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)	

RESIDENTIAL REAL ESTATE DISCLOSURE

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

678 S 950 W Etna Green IN 46524

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

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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

Signature of Seller <i>Russell J. Dunning</i>	Date (mm / dd / yyyy) 07/28/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>ATTN</i>	Date (mm / dd / yyyy) 7-29-26	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)

PHOTOS

PHOTOS



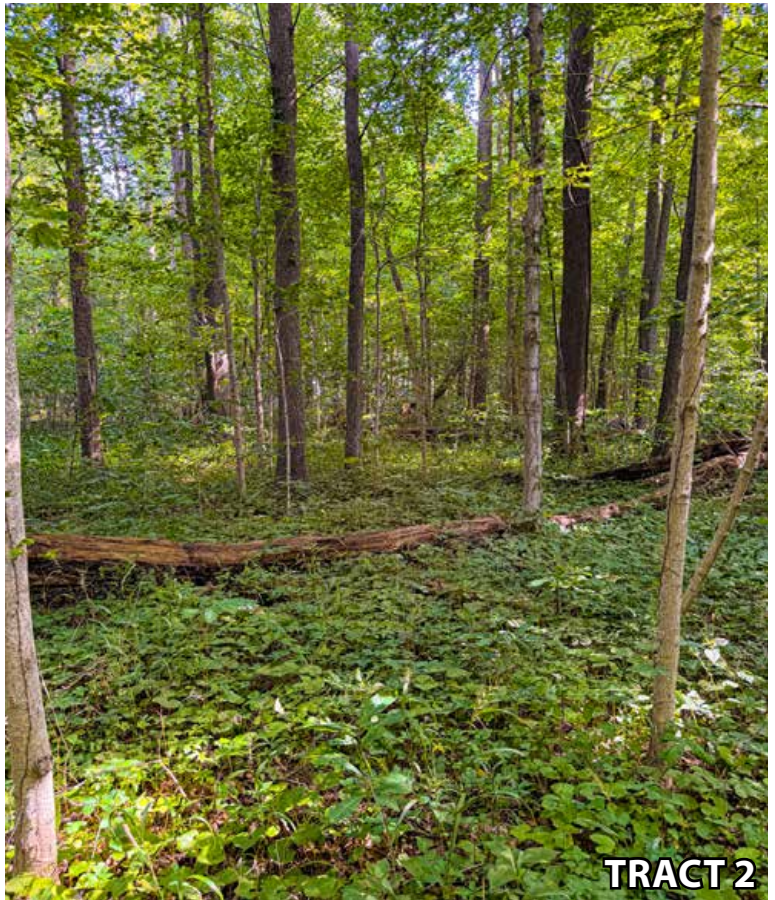
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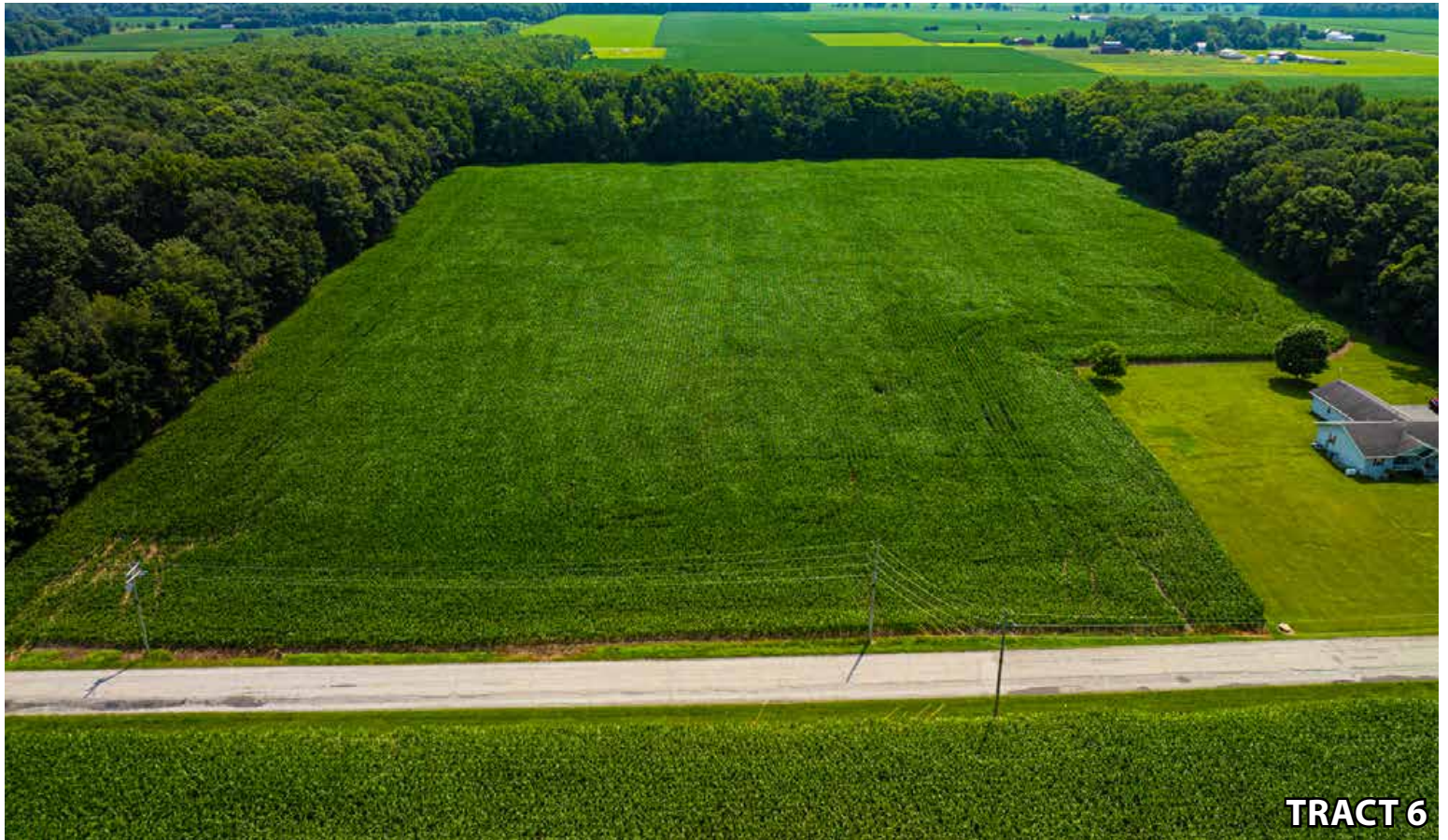
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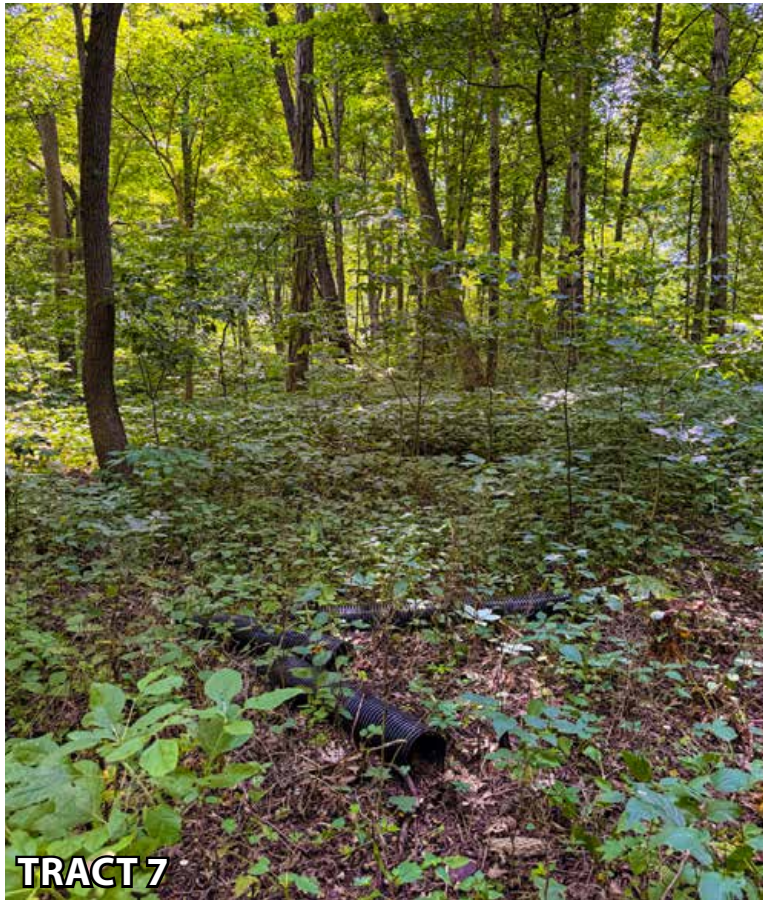
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