

REAL ESTATE AUCTION

Benton County, Indiana
4.5± Miles Northwest of Fowler
3.25± Miles Southeast of Earl Park



INFORMATION BOOK



Friday, November 6 • 11am Eastern

Auction Held at the Benton County Annex Building - Fowler, IN

3.179±
Acres - 1 Tract

+ 3 Excellent Pole Buildings

- Highly Improved With Excellent Pole Buildings
- 60'x160' Pole Building - Half with Concrete Floor & Radiant Heat
- 60'x126' Pole Building - Concrete Floor & Radiant Heat
- 34'x64' Pole Building - Concrete Floor & A/C
- 28'x30' Barn - Concrete Floor

ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.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.

OWNER: Estate of Randal J. Muller, Keely M. Patterson & Richard J. Muller – Co-Personal Representatives



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

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 3.179 ± acre unit. There will be open bidding during the auction as determined by the Auctioneer.

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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The final bid price is subject to the Seller's acceptance or rejection. The successful bidder will be required to sign a Purchase Agreement at the auction site immediately following the close of the auction. If the final high bid is accepted, the completion of the sale of the Property at closing will be contingent upon obtaining any final court approval or confirmation of the sale that may be required (and/or that may be sought by Owner) in connection with the estate proceeding pending in the Benton County Circuit Court.

DEED: Seller shall provide a Personal Representative's 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, 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 days after the auction or as soon thereafter upon completion of survey, if applicable, the final title commitment & Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer & Seller. All lender costs shall be paid by the Buyer.

POSSESSION: Possession will be delivered upon closing.

CREDIT FOR WELL INSTALLATION: Buyer shall receive a credit at closing from Seller in the amount of \$12,001.67 for well installation cost.

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

SURVEY: 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, the final sales price shall not 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 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.**

Auction Managers: Matt Wiseman • 219.689.4373 Cell #AU11100128, #RB14004381
& Jim Hayworth • 765.427.1913 Cell #AU08700434, #RB14004965

Schrader Real Estate and Auction Company, Inc. | Corporate Headquarters:
950 N Liberty Dr, PO Box 508, Columbia City, IN 46725 #AC63001504, #CO81291723

BOOKLET INDEX

• REGISTRATION FORMS	PAGE 4
• LOCATION & TRACT MAPS	PAGE 9
• BUILDING INFORMATION	PAGE 13
• TAX INFORMATION	PAGE 15
• PROPERTY RECORD CARD	PAGE 17
• PHOTOS	PAGE 21



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

FRIDAY, NOVEMBER 6, 2026

3.179± ACRES – BENTON 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 Friday, October 30, 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
3.179± Acres • Benton County, Indiana
Friday, November 6, 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 Friday, November 6, 2026 at 11:00 AM (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, Friday, October 30, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

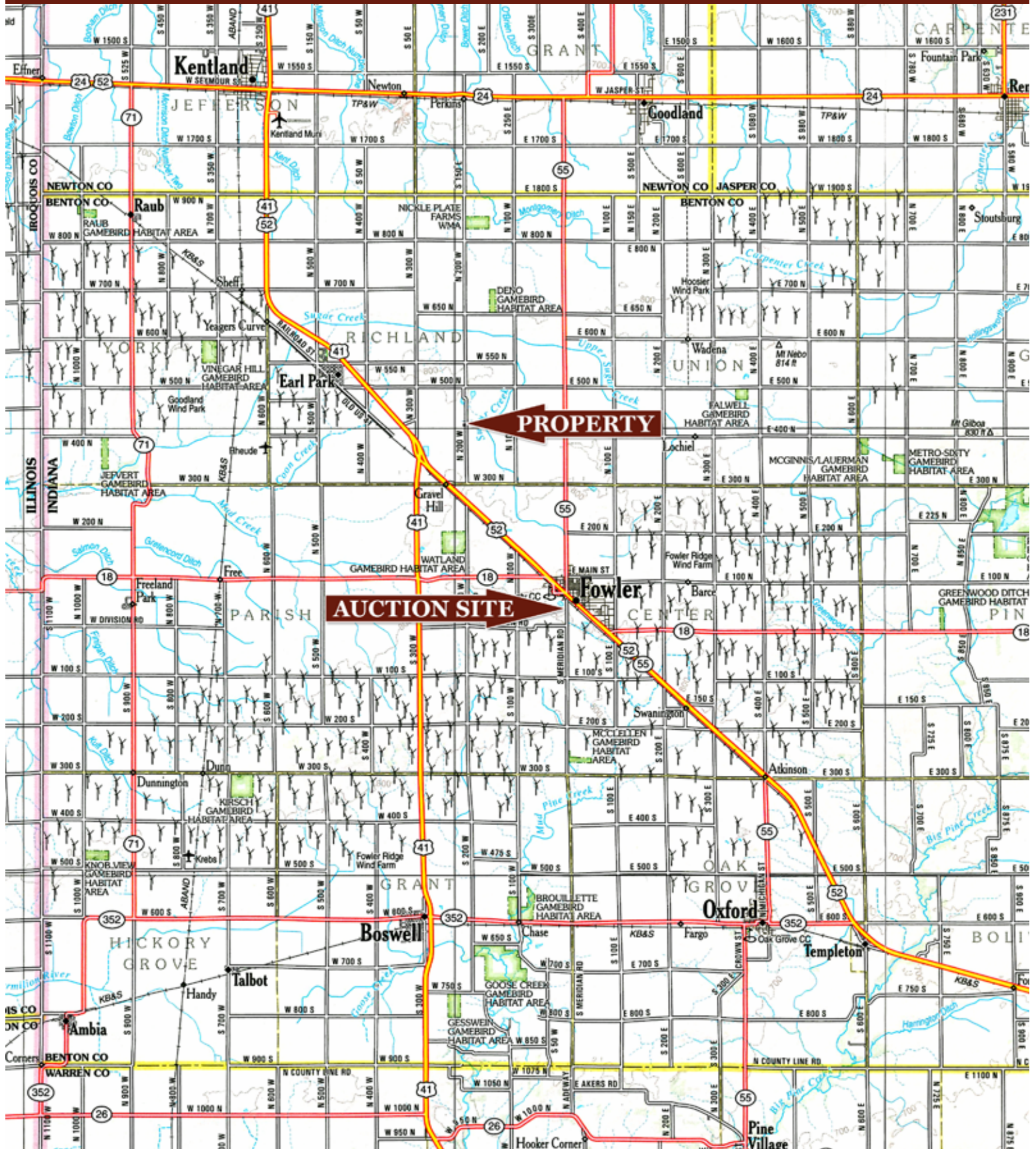
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

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

LOCATION & TRACT MAPS

LOCATION MAP



AUCTION SITE: Benton County Annex Building, 410 S Adaway Rd, Fowler, IN 47944. From US 52 going through Fowler, go south on Adaway Road (first street south of stop light) for 0.2 mile to the auction site on your right.

PROPERTY LOCATION: From just southeast of Earl Park at the intersection of US 41 and CR 500 N, go east on CR 500 N 1.9 miles to CR 200 W and then south on CR 200 W 0.75 mile to the property. 4188 N 200 W, Fowler, IN 47944.

TRACT MAP



BUILDING INFORMATION

BUILDING INFORMATION

- 60' X 160' Pole Building. Half with concrete floor, insulated and metal siding interior, overhead radiant heat, floor drain, 2 water hydrants, office (8' X 15'6") with gas wall heater, bathroom (8' X 5') along with storage over office and bathroom. This area has a 30'W X 14' H electric overhead door and a 20'W X 14' H electric overhead door. The bathroom has a tankless water heater. The other half of the building has a gravel/dirt floor and a 31'W X 14' H electric overhead door.
- 60' X 126' Pole Building. Concrete floor, insulated with metal siding interior, overhead radiant heat, 4 floor drains, 2 water hydrants, 6 overhead ceiling fans and bathroom (8' X 9') with tankless water heater and floor drain. This building has two 20'W X 14' H electric overheard doors.
- 34' X 64' Pole Building. Concrete floor, spray foam insulation, air conditioned and a floor drain. This building has a 20'W X 10'6" H electric overhead door. The water hydrant is not connected.
- 28' X 30' Barn. Concrete floor, 21'10"W X 12'10" H electric overhead door and concrete apron. Water hydrant does not work.

NOTE: Buyer shall receive a credit at closing from Seller in the amount of \$12,001.67 for well installation cost!

INSPECTION DATES:

Thu, Oct. 8 • 3-5pm; Sat, Oct. 17 • 10am-Noon
& Wed, Oct. 28 • 3-5pm Eastern.

Meet a Schrader Representative at the property
4188 N 200 W, Fowler, IN 47944.

TAX INFORMATION

TAX INFORMATION

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: 4 - Benton

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 04-03-30-900-002.000-014	DUPLICATE NUMBER 981754	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 Richland Township	LEGAL DESCRIPTION PT SE1/4 30-26-08 3.179A 00036-00	505-	
PROPERTY ADDRESS 4188 N 200 W, Fowler IN 47944			
			
SPRING AMOUNT DUE by May 11, 2026:			\$0.00

Muller Randal J
4250 N 200 W
FOWLER IN 47944

Pay by Phone: 888-604-7888
Pay Online at: www.lowtaxinfo.com

Remit Payment and Make Check Payable to:
Benton County Treasurer
706 E 5th St
Suite 22
Fowler IN 47944

Reprinted: 09/18/2026 1:58 PM COUNTER1

COUNTY: 4 - Benton

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 04-03-30-900-002.000-014	DUPLICATE NUMBER 981754	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 Richland Township	LEGAL DESCRIPTION PT SE1/4 30-26-08 3.179A 00036-00	505-	
PROPERTY ADDRESS 4188 N 200 W, Fowler IN 47944			
			
FALL AMOUNT DUE by November 10, 2026:			\$1,311.08

Muller Randal J
4250 N 200 W
FOWLER IN 47944

Pay by Phone: 888-604-7888
Pay Online at: www.lowtaxinfo.com

Remit Payment and Make Check Payable to:
Benton County Treasurer
706 E 5th St
Suite 22
Fowler IN 47944

Reprinted: 09/18/2026 1:58 PM COUNTER1

COUNTY: 4 - Benton

TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 04-03-30-900-002.000-014	DUPLICATE NUMBER 981754	TAX YEAR 2025 Payable 2026	DUE DATES
TAXING UNIT NAME Richland Township	LEGAL DESCRIPTION PT SE1/4 30-26-08 3.179A 00036-00	505-	SPRING - May 11, 2026 FALL - November 10, 2026

DATE OF STATEMENT: 09/18/2026

TOTAL DUE FOR 25 PAY 26: \$1,311.08

PROPERTY ADDRESS 4188 N 200 W, Fowler IN 47944	
PROPERTY TYPE Real	TOWNSHIP: Richland Township
ACRES 3.1790	Total AV PTRC Rate 4.4600
	LIT 1% Rate 3.2869

Muller Randal J
4250 N 200 W
FOWLER IN 47944

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,311.08	\$1,311.08
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$6.36	\$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	\$1,317.44	\$1,311.08
Payment Received	\$1,317.44	\$0.00
Balance Due	\$0.00	\$1,311.08

Reprinted: 09/18/2026 1:58 PM COUNTER1



Scan the QR code for additional information about property tax deductions or contact the county auditor's office at: (765)884-0760

PROPERTY RECORD CARD

PROPERTY RECORD CARD

04-03-30-900-002.000-014		Muller Randal J		4188 N 200 W		399, Other Industrial Structure		Richland Twp C/I		1/1		1/2	
General Information		Ownership		Transfer of Ownership				Notes					
Parcel Number 04-03-30-900-002.000-014		Muller Randal J 4250 N 200 W FOWLER, IN 47944		Date 12/12/2005		Doc ID Code Book/Page Adj Sale Price VII WD 194059-71		8/28/2023 RESS: 11/24 CHANGED GRADE TO C CHANGES: CH					
Local Parcel Number 0140014900				05/21/2004		MULLER, MARJORIE		1/2/2020 RESS: 2020 REASSESSMENT, NO					
Tax ID:		Legal		05/03/2004		459 315A TO DENNIS		1/2/2020 CORRECTED LAND AND ALLOCATIONS					
Routing Number 30.000 2.0		PT SE1/4 30-26-08 3.179A		04/06/2004		11 987A HOUSE & U		SAC					
Property Class 399 Other Industrial Structure		505-00		03/25/2003		SURVEY-BY ROBER		6/19/2018 RESS: 5/24/18 - Chgd to Commercial					
Year: 2027		006-00		10/28/1999		MARJORIE MULLER		Record due to this parcel is for excavating business. Blotting is used as small shop & all other's used for excavating equipment & labelled as outbuildings. Corrected include & allocations. This is all based off of 13AW 03 permit.					
Location Information		Assessment Year		2025/KellyB		2024/KellyB		2023/KellyB					
County Benton		Reason For Change As Of Date		06/01/2026		04/27/2026		01/01/2024					
Township RICHLAND TOWNSHIP		Valuation Method Equalization Factor		Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod					
District 014 (Local 009) Richland Township		Notice Required		Land		Land		Land					
School Corp 0395 BENTON COMMUNITY		Land Res (1)		\$0		\$0		\$0					
Neighborhood 14401-014 Richland Twp C/I		Land Non Res (2)		\$0		\$0		\$0					
Section/Plat 30		Land Non Res (3)		\$0		\$0		\$0					
Location Address (1) 4188 N 200 W		Improvement		\$218,600		\$218,600		\$135,500					
FOWLER, IN 47944		Imp Res (1)		\$0		\$0		\$0					
		Imp Non Res (2)		\$0		\$0		\$0					
		Imp Non Res (3)		\$0		\$0		\$0					
		Total		\$268,400		\$268,400		\$185,300					
		Total Non Res (2)		\$0		\$0		\$0					
		Total Non Res (3)		\$0		\$0		\$0					
		Total		\$268,400		\$268,400		\$185,300					
		Land Data (Standard Depth - Res 132', Cl 132' Base Lot Res 60' X 132', Cl 60' X 132')											
Zoning		Pricing Soil		Act		Size		Factor		Adj.		Rate	
		Land Type		Front		Front		Front		Rate		Rate	
		11 A		0		0.5550		1.44		\$24,000		\$34,560	
		12 A		0		1.2720		1.00		\$18,000		\$18,000	
		13 A		0		0.5800		1.00		\$12,000		\$12,000	
		14 A		0		0.5770		1.00		\$1,780		\$1,780	
		82 A		ELA		0		0.2150		0.98		\$2,120	
Subdivision		Market Model 14401-014		0		0.2150		0.98		\$2,120		\$2,078	
		Topography		Flood Hazard									
		Level		ERA									
		Public Utilities		Electricity									
		Streets or Roads		Unpaved									
		Neighborhood Life Cycle Stage		Static									
		Printed		Friday, September 18, 2026									
		Review Group		2027									
		Data Source		External Only									
		Collector											
		Appraiser		09/18/2023									
		AS/SC											
		Total Value		\$49,800									
		CAP 1 Value		\$0									
		CAP 2 Value		\$0									
		CAP 3 Value		\$49,800									
		Total Value		\$49,800									

PROPERTY RECORD CARD

General Information										399, Other Industrial Structure										Richland Twp C/I									
Occupancy C/I Building										Pricing Key										Floor/Use Computations									
Description C/I Building C 01										Use										GCI									
Story Height 1										Area Not in Use										9600 sqft									
Type N/A										Use %										100.0%									
SB										Eff Perimeter										440'									
B										# of Units / AC										0 / N									
1: 1(440')										Avg Unit sz/dpth										1									
Wall Type										Wall Height										16'									
Heating										Base Rate										\$89.30									
A/C										Frame Adj										(\$16.29)									
Sprinkler										Wall Height Adj										\$3.94									
Full Bath										Dock Floor										\$0.00									
Half Bath										Roof Deck										\$0.00									
Kitchen Sinks										Adj Base Rate										\$76.95									
Water Heaters										BPA Factor										1.00									
Add Fixtures										Sub Total (rate)										\$76.95									
Total										Interior Finish										\$0.00									
Description										Partitions										\$0.00									
										Heating										(\$3.29)									
										A/C										\$0.00									
										Sprinkler										\$0.00									
										Lighting										\$0.00									
										Unit Finish/SR										\$0.00									
										GCK Adj.										\$0.00									
										Sub-Total										\$73.66									
										S.F. Price																			
										Sub-Total																			
										Unit Cost																			
										Elevated Floor																			
										Total (Use)										\$707,136									

Building Computations										Summary of Improvements									
Sub-Total (all floors)										Remain. Value									
Racquetball/Squash										Norm Dep									
Theater Balcony										RCN									
Plumbing										Size									
Other Plumbing										Adj Rate									
Special Features										LCM									
Exterior Features										Base Rate									
										Eff Co									
										Year Built									
										Grade									
										Constr Type									
										Story Height									
										Description									
										Value									
										Other Plumbing									
										Value									
Sub-Total (all floors)										\$707,136									
Racquetball/Squash										\$0									
Theater Balcony										\$0									
Plumbing										\$0									
Other Plumbing										\$0									
Special Features										\$0									
Exterior Features										\$0									
										Garages									
										\$0									
										Fireplaces									
										\$0									
										Sub-Total (building)									
										\$707,136									
										Quality (Grade)									
										1.00									
										Location Multiplier									
										0.92									
										Repl. Cost New									
										\$650,565									
										Total (Use)									
										\$707,136									

Special Features										Other Plumbing									
Description										Description									
Value										Value									
1. C/I Building C 01										1. Pole									
2. Barn, Bank & Flat (T2) C										2. T3AW									
3. Barn, Pole (T3) C 01										3. T3AW									
4. Barn, Pole (T3) C 01										4. T3AW									

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS





Schrader Real Estate and Auction Company, Inc.
 950 N Liberty Drive, PO Box 508, Columbia City, IN 46725
260.244.7606 or 800.451.2709
www.SchraderAuction.com