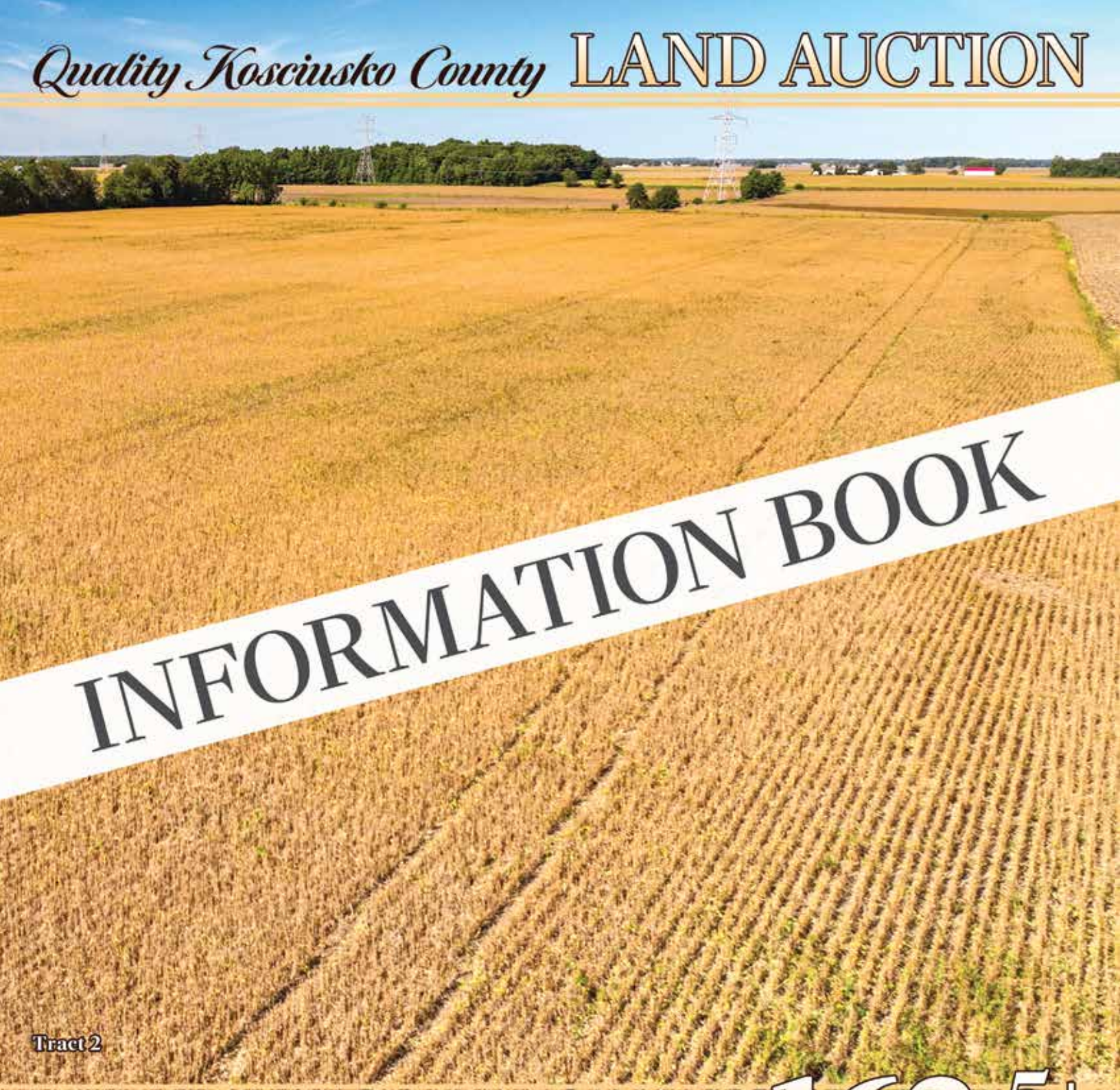
Quality Kosciusko County LAND AUCTION



INFORMATION BOOK

Tract 2

Tuesday, December 8 • 6pm

162.5± *acres*

Held at Zimmer Biomet Center Lake Pavilion - 119 East Canal St, Warsaw, IN

Offered in 4 Tracts or Combinations

- Productive Soils with Nearly All Tillable Acreage
- 158.67 FSA Cropland Acres
- 6± Miles NW of Warsaw & 3± Miles W of Leesburg
- Excellent Potential Home & Mini Farm Building Site
- Tracts Offered in 5-82.5± Acres in Size

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.

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SELLER: Brenda Sue Lamon, Carl V. Diehl, Ryan C. Bast & Andrew C. Bast

SCHRADER
Real Estate and Auction Company, Inc.

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

BOOKLET INDEX

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- **BROCHURE TEXT & TERMS** PAGE 9
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- **SOIL MAP** PAGE 15
- **TOPOGRAPHY MAP** PAGE 17
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- **YIELD HISTORY** PAGE 23
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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, DECEMBER 8, 2026

162.5± 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 Tuesday, December 1, 2026. Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Bidder # _____

Name _____

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
162.5± Acres • Kosciusko County, Indiana
Tuesday, December 8, 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 Tuesday, December 8, 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, Tuesday, December 1, 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.

BROCHURE TEXT



Inspection Date: Tue, Nov. 17 • 3-5pm

Tract 1 - 40± acres nearly all tillable, level productive cropland w/road frontage on 700 N. Productive soils are a predominately Shipshe sandy loam, Boyer loamy sand, & Kosciusko sandy loam.

Tract 2 - 82.5± acres almost all tillable, level productive cropland. Soils are a mixture of Brady sandy loam, Boyer sandy loam & Sebewa loam. The tract is accessed by gravel drive along 700 N.

Tract 3 - 35± acres of all tillable, level cropland w/road frontage on 700 N.

Tract 4 - 5± acres of almost all tillable cropland w/road frontage on 700 N. Excellent building site for a home or mini farm building site!



TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts & as a total 162.5± acre unit. 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.

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 successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a General Warranty deed, subject to any easements & other permitted exceptions of record.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing, subject to the farm tenant's rights for the 2026 crop year.

REAL ESTATE TAXES: Seller to pay the 2026 real estate taxes, due in 2027. Buyer(s) to pay all taxes thereafter & drainage assessments due after closing.

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 w/ 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.

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

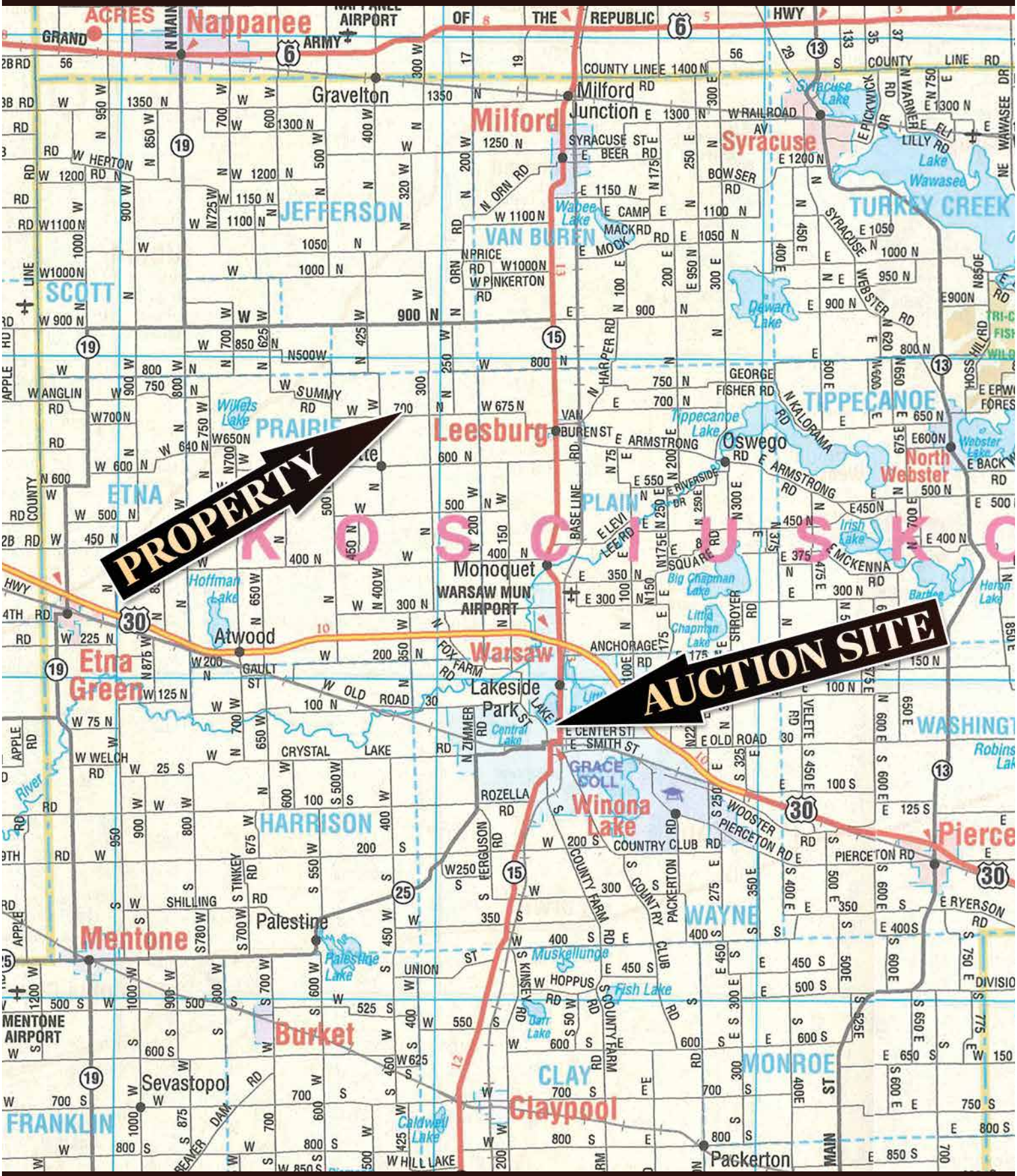
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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.**

LOCATION & TRACT MAPS

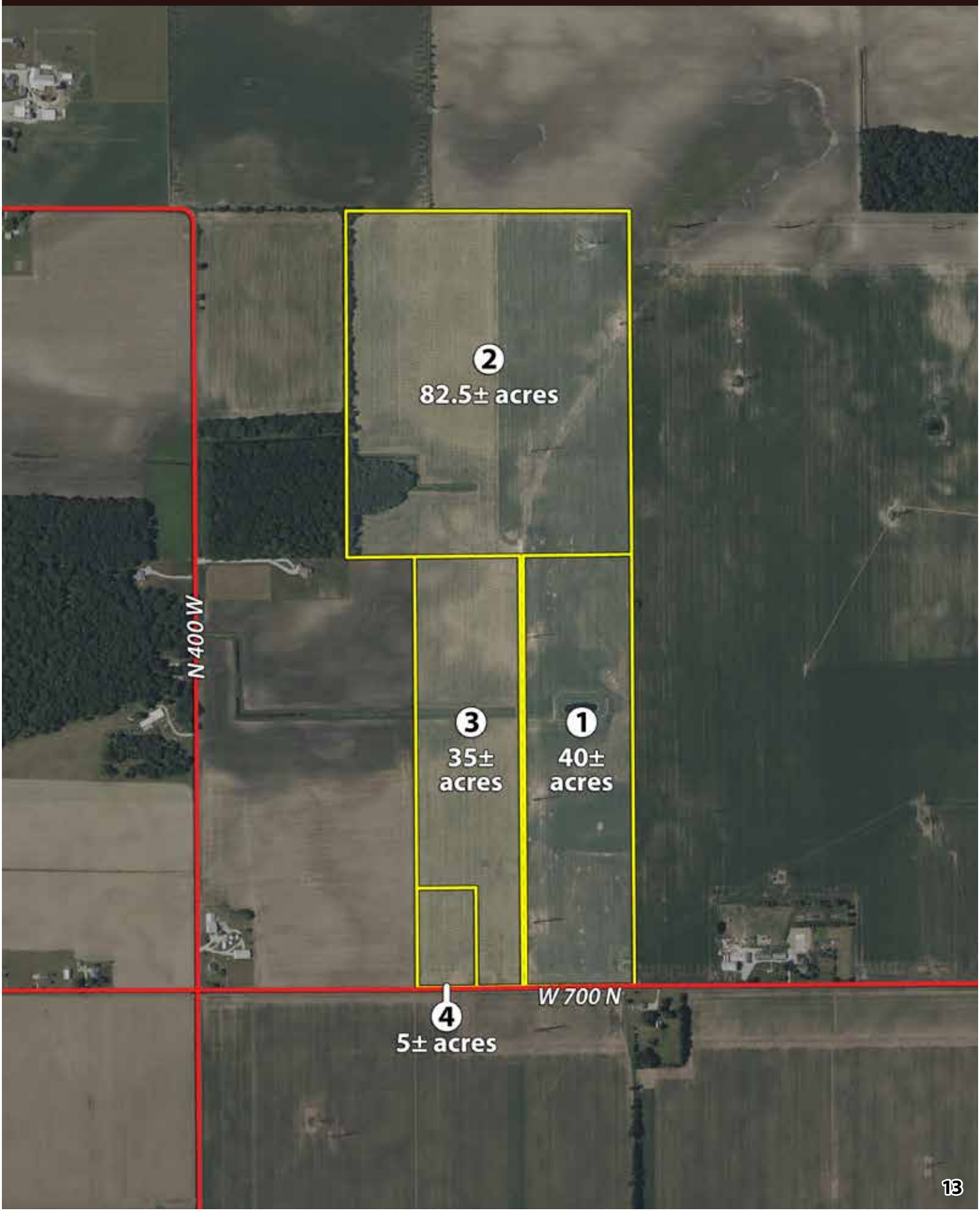
LOCATION MAP



Auction Location: Zimmer Biomet Center Lake Pavilion, 119 East Canal St, Warsaw, IN 46580

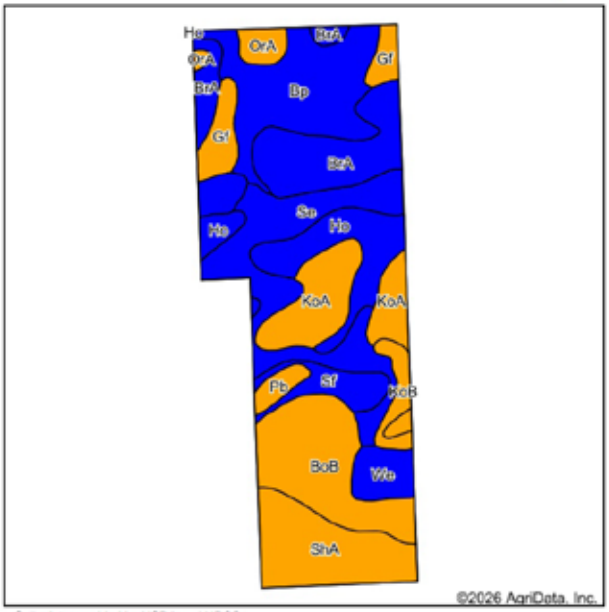
Property Location: West of 3491 W 700 N, Leesburg, IN 46538 • From Leesburg, IN, go west on 675 N to 100 W, turn right (north) go .25 miles to 700 N, turn left (west) 2.5 miles. Farm will be on right (north side) of 700 N.

TRACT MAP

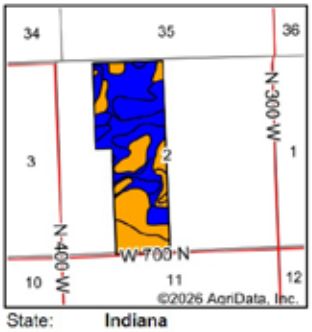


SOIL MAP

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Kosciusko**
Location: **2-33N-5E**
Township: **Prairie**
Acres: **162.53**
Date: **10/16/2026**

SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By surety
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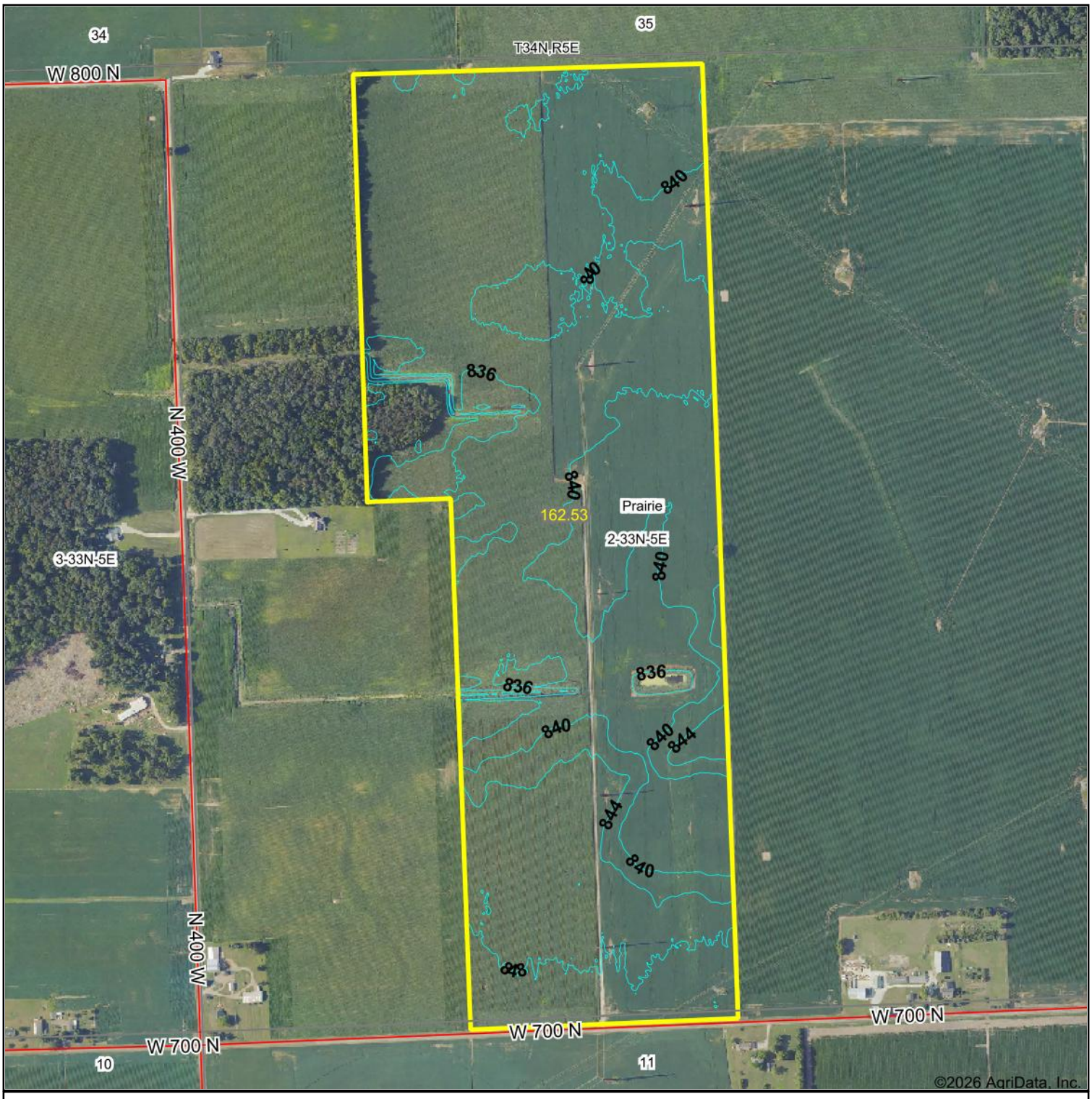
Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Corn silage Tons	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Sugar beets Tons	Winter wheat Bu
Se	Sebewa loam, drained, 0 to 1 percent slopes	23.34	14.3%		IIw			133			4		9	37		65
Bp	Brady sandy loam	22.98	14.1%		IIw			124			4		8	35		55
BoB	Boyer loamy sand, 1 to 6 percent slopes	20.50	12.6%		IIIs	IIe	4	93		14	3	60	6	31		49
BrA	Bronson sandy loam, 0 to 2 percent slopes	19.46	12.0%		IIs			108		16	4		7	38		49
ShA	Shipshe sandy loam, 0 to 2 percent slopes	17.00	10.5%		IIIs			95		15	3		6	30		48
KoA	Kosciusko sandy loam, 0 to 2 percent slopes	15.58	9.6%		IIIs			95		17	3		6	33		48
Ho	Homer sandy loam	14.40	8.9%		IIw		6	108	6	1	4	3	7	33	3	48
Sf	Sebewa mucky loam	8.58	5.3%		IIw			131			4	1	9	33		52
Gf	Gilford sandy loam, gravelly substratum, 0 to 2 percent slopes	6.75	4.2%		IIIw			148			5		10	51		48
Wb	Washtenaw loam, gravelly substratum	5.04	3.1%		IIw			155		21	5		10	48		62
KoB	Kosciusko sandy loam, 2 to 6 percent slopes	3.58	2.2%		IIIe			95		17	3		6	33		48
OrA	Ormas loamy sand, 0 to 2 percent slopes	3.13	1.9%		IIIs			100		16	3		7	35		50
Pb	Palms muck, gravelly substratum, drained	2.19	1.3%		IIIw			160		22	5		11	42		64
			Weighted Average		**2.42**	***-**	**1**	**113.9**	**0.5**	**8.6**	**3.7**	**7.9**	**7.5**	**35.2**	**0.3**	**52.6**

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

TOPOGRAPHY MAPS

TOPOGRAPHY CONTOURS MAP



SCHRADER
Real Estate and Auction Company, Inc.

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

Source: USGS 3 meter dem
Interval(ft): 4.0
Min: 829.9
Max: 856.5
Range: 26.6
Average: 839.8
Standard Deviation: 3.74 ft

0ft 763ft 1527ft

10/16/2026

2-33N-5E
Kosciusko County
Indiana

Boundary Center: 41° 20' 27.64, -85° 55' 1.24

FSA INFORMATION

FSA INFORMATION

INDIANA
KOSCIUSKO
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1615
Prepared : 9/3/26 3:17 PM CST
Crop Year : 2026

Operator Name [redacted]
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
163.75	158.67	158.67	0.00	0.00	0.00	0.00	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	158.67	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	77.60	0.00	156	0
Soybeans	77.60	0.00	50	0
TOTAL	**155.20**	**0.00**		

NOTES

Tract Number : 1261

Description : F4 B1 NW & SW 1/4 SEC 2 PRAIRIE TWP 102-L
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 : BRENDA S LAMON, ANDREW C BAST, RYAN C BAST, CARL S DIEHL, CARL V DIEHL
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 : 1615
Prepared : 9/3/26 3:17 PM CST
Crop Year : 2026

Tract Land Data

Tract 1261 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
163.75	158.67	158.67	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	158.67	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	77.60	0.00	156
Soybeans	77.60	0.00	50
TOTAL	**155.20**	**0.00**	

NOTES

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

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

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

USDA Kosciusko County Indiana

Farm 1615 Tract 1261

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

Map Created 04/14/2026



CLU	Acres	HEL	Crop
2	24.41	NHEL	
3	40.64	NHEL	
4	24.86	NHEL	
11	38.15	NHEL	
12	30.61	NHEL	

Tract Cropland Total: 158.67 acres

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

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

YIELD HISTORY

YIELD HISTORY

Crop Year	Soybean Yield/Acre	Corn Yield/Acre
2022	60 Bu.	217 Bu.
2023	57 Bu.	208 Bu.
2024	58.4 Bu.	217.62 Bu.
2025	61 Bu.	202.04 Bu.
2026	58 Bu.	230 Bu.

TAX INFORMATION

TAX INFO - TRACTS 1, 3 & 4

Kosciusko County, IN

Pay Taxes Online

Pay Taxes Online

2025 Pay 2026 Tax Statements (Treasurer)

43-06-02-300-011.000-019 (PDF)
Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID	021-007-002
Tax Bill ID	021-704001-11
State ID	43-06-02-300-011.000-019
Property Address	700 N Leesburg
Acres	80.00
Brief Legal Description	021-007-002 E 1/2 Sw 2-33-5 80.00A (Note: Not to be used on legal documents)
Tax District	Prairie
Total Tax Rate	1.2172
Property Type	65 - Agricultural
Mortgage Co	N/A
Last Change Date	

Owner (Auditor)

Deeded Owner
Bast Ryan C 13% & Andrew C Bast 13% TIC & Brenda Sue Lemon 43% & Carl V Diehl 31% TIC Carl S Diehl LE
PO Box 134
Green Mountain Falls, CO 80819

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
2/16/2026	Bast Theodore C 26% & Brenda Sue Lemon 43% & Carl V Diehl 31% TIC Carl S Diehl LE		202602	0491	SEE NOTE
5/2/2018	Diehl Barbara E	Personal Representative Deed	201805	0049	SEE NOTE
3/1/1999	Diehl Carl S & Barbara E	Qcd			SEE NOTE*EAS
1/1/1900	Conversion Record				

Notes

6/15/2016 BARBARA DIEHL DIED ON 5/16/2016 (85).SS

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	$14,448.00	$7,224.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	$120,400.00	$120,400.00	$129,500.00	$107,900.00	$85,200.00	$73,300.00
Res Land	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Improve	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Res Improve	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	641	Yellow River (641)	80	Z - Rate	0.1	5	0
2025 Pay 2026	531	Fleugle, Wm (531)	80	Z - Rate	1.88	6.25	150.4
2025 Pay 2026	520	Dausman (520)	80	Z - Rate	0.75	12.5	0
2024 Pay 2025	641	Yellow River (641)	80	Z - Rate	0.1	5	0
2024 Pay 2025	531	Fleugle, Wm (531)	80	Z - Rate	1.88	6.25	150.4
2024 Pay 2025	520	Dausman (520)	80	Z - Rate	0.75	12.5	0
2023 Pay 2024	641	Yellow River (641)	80	Z - Rate	0.1	5	0
2023 Pay 2024	531	Fleugle, Wm (531)	80	Z - Rate	1.88	6.25	150.4
2023 Pay 2024	520	Dausman (520)	80	Z - Rate	0.75	12.5	0
2022 Pay 2023	641	Yellow River (641)	80	Z - Rate	0.1	5	0
2022 Pay 2023	531	Fleugle, Wm (531)	80	Z - Rate	1.88	6.25	150.4
2022 Pay 2023	520	Dausman (520)	80	Z - Rate	0.75	12.5	0
2021 Pay 2022	641	Yellow River (641)	80	Z - Rate	0.1	5	0
2021 Pay 2022	531	Fleugle, Wm (531)	80	Z - Rate	1.88	6.25	150.4
2021 Pay 2022	520	Dausman (520)	80	Z - Rate	0.75	12.5	0
2020 Pay 2021	641	Yellow River (641)	80	Z - Rate	0.1	5	0
2020 Pay 2021	531	Fleugle, Wm (531)	80	Z - Rate	1.88	6.25	150.4
2020 Pay 2021	520	Dausman (520)	80	Z - Rate	0.75	12.5	0
2019 Pay 2020	641	Yellow River (641)	80	Z - Rate	0.1	5	0
2019 Pay 2020	531	Fleugle, Wm (531)	80	Z - Rate	1.88	6.25	150.4
2019 Pay 2020	520	Dausman (520)	80	Z - Rate	0.75	12.5	0

Circuit Breaker Allocations for 2027 (Auditor)

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	0	0	0
3%	Non-Residential	0	0	0
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	120,400	0	120,400
	Total	120,400	0	120,400

Billing Information (Treasurer)

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	$688.79	$813.46	$661.70	$518.82	$446.94

TAX INFO - TRACTS 1, 3 & 4

		2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+	Spring Penalty	$0.00	$0.00	$0.00	$0.00	$0.00
+	Spring Annual	$0.00	$0.00	$0.00	$0.00	$0.00
+	Fall Tax	$688.79	$813.46	$661.70	$518.82	$446.94
+	Fall Penalty	$0.00	$0.00	$0.00	$0.00	$0.00
+	Fall Annual	$0.00	$0.00	$0.00	$0.00	$0.00
+	Delq NTS Tax	$0.00	$0.00	$0.00	$0.00	$0.00
+	Delq NTS Pen	$0.00	$0.00	$0.00	$0.00	$0.00
+	Delq TS Tax	$0.00	$0.00	$0.00	$0.00	$0.00
+	Delq TS Pen	$0.00	$0.00	$0.00	$0.00	$0.00
+	Other Assess	$150.40	$150.40	$150.40	$150.40	$150.40
		Fleugle, Wm - $150.40	Fleugle, Wm - $150.40	Fleugle, Wm - $150.40	Fleugle, Wm - $150.40	Fleugle, Wm - $150.40
+	Advert Fee	$0.00	$0.00	$0.00	$0.00	$0.00
+	Tax Sale Fee	$0.00	$0.00	$0.00	$0.00	$0.00
+	NSF Fee	$0.00	$0.00	$0.00	$0.00	$0.00
	PTRC	$0.00	$0.00	$0.00	$0.00	$0.00
	HMST Credit	$0.00	$0.00	$0.00	$0.00	$0.00
	LIT Credits	$0.00	$0.00	$0.00	$0.00	$0.00
	Circuit Breaker	$0.00	$0.00	$0.00	$0.00	$0.00
	Over 65 CB	$0.00	$0.00	$0.00	$0.00	$0.00
	Over 65 Credit	$0.00	$0.00	$0.00	$0.00	$0.00
	Blind/Dis Credit	$0.00	$0.00	$0.00	$0.00	$0.00
	Supp HMST Credit	$0.00	$0.00	$0.00	$0.00	$0.00
	County Opt CB Credit	$0.00	$0.00	$0.00	$0.00	$0.00
=	**Charges**	**$1,527.98**	**$1,777.32**	**$1,473.80**	**$1,188.04**	**$1,044.28**
-	Surplus Transfer	$0.00	$0.00	$0.00	$0.00	$0.00
-	Credits	($1,527.98)	($1,777.32)	($1,473.80)	($1,188.04)	($1,044.28)
=	**Total Due**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

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

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3368438	4/30/2026	8230/DiehlBrenda	4/30/2026	$1,527.98
2024 Pay 2025	3321205	10/28/2025	1032/DiehlCarl	10/28/2025	$888.66
2024 Pay 2025	3272734	5/2/2025	5/1/25 LCB OTC/Mail	5/2/2025	$888.66
2023 Pay 2024	3227164	11/6/2024	11/6/24 LCB	11/6/2024	$736.90
2023 Pay 2024	3159692	4/22/2024	1029/lamonbrenda	4/22/2024	$736.90
2022 Pay 2023	3143976	11/13/2023	11/9,11/10,11/13 LCB	11/14/2023	$594.02
2022 Pay 2023	3059963	4/21/2023	4/21/23 LCB Lockbox	4/21/2023	$594.02
2021 Pay 2022	3025346	11/2/2022	LCB 11/1/2022	11/2/2022	$522.14
2021 Pay 2022	2960962	4/22/2022	LCB 4/21/2022	4/22/2022	$522.14
2020 Pay 2021	2926793	11/5/2021	LCB 11/4/21	11/5/2021	$528.60
2020 Pay 2021	2898309	5/10/2021	LCB 5/10/2021	5/11/2021	$528.60
2019 Pay 2020	2839752	11/10/2020	LCB 11-10-2020	11/12/2020	$606.54
2019 Pay 2020	2768548	4/28/2020	LCB 4/27/2020	4/28/2020	$606.54

2024 Pay 2025 Tax Statements (Treasurer)

43-06-02-300-011.000-019 (PDF)
Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

43-06-02-300-011.000-019 (PDF)
Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

43-06-02-300-011.000-019 (PDF)
Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2021 Pay 2022 Tax Statements (Treasurer)

43-06-02-300-011.000-019 (PDF)
Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2020 Pay 2021 Tax Statements (Treasurer)

43-06-02-300-011.000-019 (PDF)
Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2019 Pay 2020 Tax Statements (Treasurer)

43-06-02-300-011.000-019 (PDF)
Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

43-06-02-300-011.000-019 (PDF)
Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

43-06-02-300-011.000-019 (PDF)
Tax Statements are a duplicate copy of the original mailing

No data available for the following modules: Inactive Parcel Summary, Sales (Assessor), Photos (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.
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TAX INFO - TRACT 2

Kosciusko County, IN

Pay Taxes Online

Pay Taxes Online

2025 Pay 2026 Tax Statements (Treasurer)

43-06-02-400-007.000-019 (PDF)
Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

Summary (Auditor)

Parcel ID	021-006-002
Tax Bill ID	021-704001-10
State ID	43-06-02-400-007.000-019
Property Address	700 N Leesburg
Acres	82.62
Brief Legal Description	021-006-002 Pt Nw 2-33-5 82.62A (Note: Not to be used on legal documents)
Tax District	Prairie
Total Tax Rate	1.2172
Property Type	65 - Agricultural
Mortgage Co	N/A
Last Change Date	

Owner (Auditor)

Deeded Owner
Bast Ryan C 13% & Andrew C Bast 13% TIC & Brenda Sue Lemon 43% & Carl V Diehl 31% TIC Carl S Diehl LE
PO Box 134
Green Mountain Falls, CO 80819

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
2/16/2026	Bast Theodore C 26% & Brenda Sue Lemon 43% & Carl V Diehl 31% TIC Carl S Diehl LE		202602	0491	SEE NOTE
5/2/2018	Diehl Barbara E	Personal Representative Deed	201805	0049	SEE NOTE
3/1/1999	Diehl Barbara E	Ditch Conversn			SEE NOTE
3/1/1999	Diehl Carl S & Barbara E	Qcd			SEE NOTE*EAS
1/1/1900	Conversion Record				

Notes

6/15/2016 BARBARA DIEHL DIED ON 5/16/2016 (85).SS

Exemptions (Auditor)

Type	Description	2026 Pay 2027	2025 Pay 2026
Other	2% Deduction	$16,968.00	$8,484.00

Homestead Assessments (Auditor)

	2026 Pay 2027	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	$141,400.00	$141,400.00	$152,100.00	$126,800.00	$100,100.00	$86,100.00
Res Land	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Improve	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Res Improve	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2025 Pay 2026	641	Yellow River (641)	82.62	Z - Rate	0.1	5	0
2025 Pay 2026	580	Nickler Arm (580)	13.62	Z - Rate	1.56	6.25	21.24
2025 Pay 2026	531	Fleugle, Wm (531)	69	Z - Rate	1.88	6.25	129.72
2025 Pay 2026	520	Dausman (520)	82.62	Z - Rate	0.75	12.5	0
2024 Pay 2025	641	Yellow River (641)	82.62	Z - Rate	0.1	5	0
2024 Pay 2025	580	Nickler Arm (580)	13.62	Z - Rate	1.56	6.25	21.24
2024 Pay 2025	531	Fleugle, Wm (531)	69	Z - Rate	1.88	6.25	129.72
2024 Pay 2025	520	Dausman (520)	82.62	Z - Rate	0.75	12.5	0
2023 Pay 2024	641	Yellow River (641)	82.62	Z - Rate	0.1	5	0
2023 Pay 2024	580	Nickler Arm (580)	13.62	Z - Rate	1.56	6.25	21.24
2023 Pay 2024	531	Fleugle, Wm (531)	69	Z - Rate	1.88	6.25	129.72
2023 Pay 2024	520	Dausman (520)	82.62	Z - Rate	0.75	12.5	0
2022 Pay 2023	641	Yellow River (641)	82.62	Z - Rate	0.1	5	0
2022 Pay 2023	580	Nickler Arm (580)	13.62	Z - Rate	1.56	6.25	21.24
2022 Pay 2023	531	Fleugle, Wm (531)	69	Z - Rate	1.88	6.25	129.72
2022 Pay 2023	520	Dausman (520)	82.62	Z - Rate	0.75	12.5	0
2021 Pay 2022	641	Yellow River (641)	82.62	Z - Rate	0.1	5	0
2021 Pay 2022	580	Nickler Arm (580)	13.62	Z - Rate	1.56	6.25	21.24
2021 Pay 2022	531	Fleugle, Wm (531)	69	Z - Rate	1.88	6.25	129.72
2021 Pay 2022	520	Dausman (520)	82.62	Z - Rate	0.75	12.5	0
2020 Pay 2021	641	Yellow River (641)	82.62	Z - Rate	0.1	5	0
2020 Pay 2021	580	Nickler Arm (580)	13.62	Z - Rate	1.56	6.25	0
2020 Pay 2021	531	Fleugle, Wm (531)	69	Z - Rate	1.88	6.25	129.72
2020 Pay 2021	520	Dausman (520)	82.62	Z - Rate	0.75	12.5	0
2019 Pay 2020	641	Yellow River (641)	82.62	Z - Rate	0.1	5	0
2019 Pay 2020	580	Nickler Arm (580)	13.62	Z - Rate	1.56	6.25	0
2019 Pay 2020	531	Fleugle, Wm (531)	69	Z - Rate	1.88	6.25	129.72
2019 Pay 2020	520	Dausman (520)	82.62	Z - Rate	0.75	12.5	0

TAX INFO - TRACT 2

Circuit Breaker Allocations for 2027 (Auditor)

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	0	0	0
3%	Non-Residential	0	0	0
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	141,400	0	141,400
	Total	141,400	0	141,400

Billing Information (Treasurer)

		2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+	Spring Tax	$808.92	$955.42	$777.60	$609.56	$525.00
+	Spring Penalty	$0.00	$0.00	$0.00	$0.00	$0.00
+	Spring Annual	$0.00	$0.00	$0.00	$0.00	$0.00
+	Fall Tax	$808.92	$955.42	$777.60	$609.56	$525.00
+	Fall Penalty	$0.00	$0.00	$0.00	$0.00	$0.00
+	Fall Annual	$0.00	$0.00	$0.00	$0.00	$0.00
+	Delq NTS Tax	$0.00	$0.00	$0.00	$0.00	$0.00
+	Delq NTS Pen	$0.00	$0.00	$0.00	$0.00	$0.00
+	Delq TS Tax	$0.00	$0.00	$0.00	$0.00	$0.00
+	Delq TS Pen	$0.00	$0.00	$0.00	$0.00	$0.00
+	Other Assess	$150.96	$150.96	$150.96	$150.96	$150.96
		Fleugle, Wm - $129.72 Nickler Arm - $21.24	Nickler Arm - $21.24 Fleugle, Wm - $129.72	Fleugle, Wm - $129.72 Nickler Arm - $21.24	Fleugle, Wm - $129.72 Nickler Arm - $21.24	Fleugle, Wm - $129.72 Nickler Arm - $21.24
+	Advert Fee	$0.00	$0.00	$0.00	$0.00	$0.00
+	Tax Sale Fee	$0.00	$0.00	$0.00	$0.00	$0.00
+	NSF Fee	$0.00	$0.00	$0.00	$0.00	$0.00
	PTRC	$0.00	$0.00	$0.00	$0.00	$0.00
	HMST Credit	$0.00	$0.00	$0.00	$0.00	$0.00
	LIT Credits	$0.00	$0.00	$0.00	$0.00	$0.00
	Circuit Breaker	$0.00	$0.00	$0.00	$0.00	$0.00
	Over 65 CB	$0.00	$0.00	$0.00	$0.00	$0.00
	Over 65 Credit	$0.00	$0.00	$0.00	$0.00	$0.00
	Blind/Dis Credit	$0.00	$0.00	$0.00	$0.00	$0.00
	Supp HMST Credit	$0.00	$0.00	$0.00	$0.00	$0.00
	County Opt CB Credit	$0.00	$0.00	$0.00	$0.00	$0.00
=	**Charges**	**$1,768.80**	**$2,061.80**	**$1,706.16**	**$1,370.08**	**$1,200.96**
-	Surplus Transfer	$0.00	$0.00	$0.00	$0.00	$0.00
-	Credits	($1,768.80)	($2,061.80)	($1,706.16)	($1,370.08)	($1,200.96)
=	**Total Due**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

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

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2025 Pay 2026	3368439	4/30/2026	8230/DiehlBrenda	4/30/2026	$1,768.80
2024 Pay 2025	3321204	10/28/2025	1032/DiehlCarl	10/28/2025	$1,030.90
2024 Pay 2025	3272736	5/2/2025	5/1/25 LCB OTC/Mail	5/2/2025	$1,030.90
2023 Pay 2024	3227163	11/6/2024	11/6/24 LCB	11/6/2024	$853.08
2023 Pay 2024	3159693	4/22/2024	1029/lamonbrenda	4/22/2024	$853.08
2022 Pay 2023	3143975	11/13/2023	11/9,11/10,11/13 LCB	11/14/2023	$685.04
2022 Pay 2023	3059962	4/21/2023	4/21/23 LCB Lockbox	4/21/2023	$685.04
2021 Pay 2022	3025344	11/2/2022	LCB 11/1/2022	11/2/2022	$600.48
2021 Pay 2022	2960963	4/22/2022	LCB 4/21/2022	4/22/2022	$600.48
2020 Pay 2021	2926792	11/5/2021	LCB 11/4/21	11/5/2021	$598.08
2020 Pay 2021	2898308	5/10/2021	LCB 5/10/2021	5/11/2021	$598.08
2019 Pay 2020	2839753	11/10/2020	LCB 11-10-2020	11/12/2020	$689.15
2019 Pay 2020	2768549	4/28/2020	LCB 4/27/2020	4/28/2020	$689.15

2024 Pay 2025 Tax Statements (Treasurer)

43-06-02-400-007.000-019 (PDF)
Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2023 Pay 2024 Tax Statements (Treasurer)

43-06-02-400-007.000-019 (PDF)
Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

2022 Pay 2023 Tax Statements (Treasurer)

43-06-02-400-007.000-019 (PDF)
Tax Statements are a duplicate copy of the original mailing.
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2021 Pay 2022 Tax Statements (Treasurer)

43-06-02-400-007.000-019 (PDF)
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2020 Pay 2021 Tax Statements (Treasurer)

43-06-02-400-007.000-019 (PDF)
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2019 Pay 2020 Tax Statements (Treasurer)

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2018 Pay 2019 Tax Statements (Treasurer)

43-06-02-400-007.000-019 (PDF)
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TAX INFO - TRACT 2

2017 Pay 2018 Tax Statements (Treasurer)

43-06-02-400-007.000-019 (PDF)
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