

LAND

Blackford County, IN

AUCTION

Tuesday
December 3

Starting at 6:00pm

Online Bidding Available

held at Blackford
County Fairgrounds
Hartford City, IN

INFORMATION BOOKLET

105[±] acres

Offered in 7 Tracts or any Combination

- Currently a Golf Course
- Personal Property Available
- Potential Farmland
- Recreational Land
- Development Potential



TIMED
ONLINE ONLY

VIRTUAL

LIVE WITH
ONLINE

**MULTI-TRACT
AUCTIONS**

800.451.2709 • SchraderAuction.com

Disclaimer

All information contained is believed to be accurate and from accurate resources.

However, buyers are encouraged to do their own due diligence. Schrader

Auction Company assumes no liability for the information provided.

AUCTION MANAGER

Al Pfister • 260.760.8922



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

800.451.2709 | 260.244.7606

www.schraderauction.com

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App Store

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BIDDER PRE-REGISTRATION FORM

TUESDAY, DECEMBER 3, 2024

105± ACRES – BLACKFORD 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, November 27, 2024.
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
105± Acres • Blackford County, Indiana
Tuesday, December 3, 2024

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 3, 2024 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, November 26, 2024**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

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

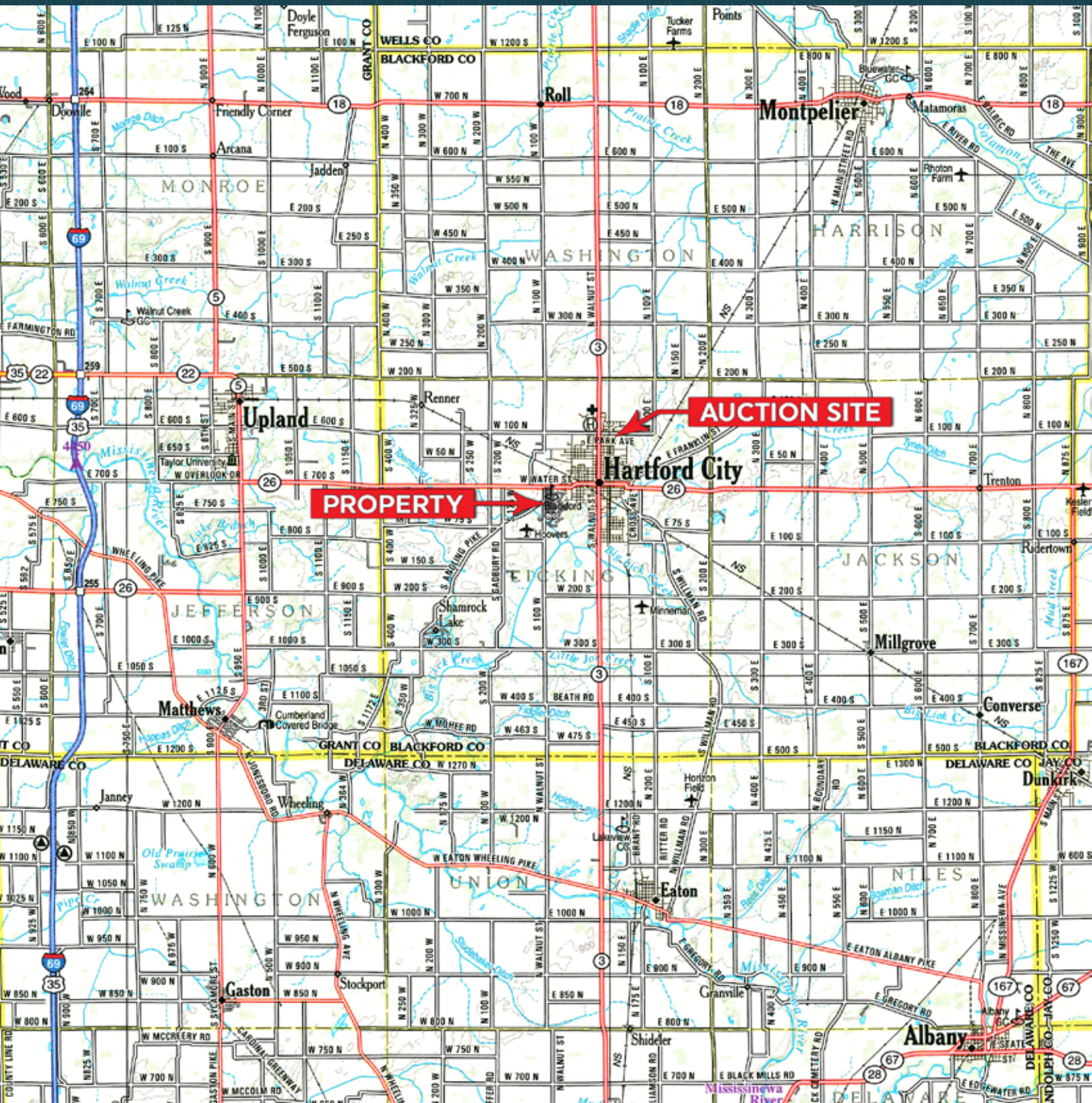
E-mail address of registered bidder: _____

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



LOCATION MAP

LOCATION MAP



Auction Location:

Blackford County Fairgrounds,
310 E. Park Ave., Hartford City, IN 47359

Property Location:

1605 W. Water St., Hartford City, IN



Online Bidding Available:

You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance** of the Auction to bid online. For online bidding information, call Schrader Auction Company.



TRACT MAP

TRACT MAP



INSPECTION DATES:

Saturday, November 16
10:00am-12:00pm

Tuesday, November 19
3:00 - 5:00pm

Meet a Schrader
Rep at Tract 1.



TRACT DESCRIPTIONS

LAND

AUCTION

105[±] acres

Offered in 7 Tracts or any Combination

- Currently a Golf Course
- Personal Property Available
- Potential Farmland
- Recreational Land
- Development Potential

Tuesday December 3

Online Bidding Available

Starting at 6:00pm

TRACT 1: 2± Acres included is the clubhouse, restaurant and bar.

TRACT 2: 20± Acres with road frontage on Water St & CR 100W. Has development potential.

TRACT 3: 20± Acres with road frontage on CR 100W. Has development potential.

TRACT 4: 20± Acres with road frontage on CR 100W. Has development potential.

TRACT 5: 15± Acres with access from Lakeview Dr. Recreational land, pond, and development potential.

TRACT 6: 17± Acres with access from Lakeview Dr. Recreational land, pond and development potential.

TRACT 7: Swing Tract 11± Acres Partly tillable and pond. Included is the maintenance building. Must be combined with another tract or neighboring property.



Auction Terms & Conditions:

PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts and as a total 105± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts and as a whole.

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, and are capable of paying cash at closing.

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

BROKER PARTICIPATION: Any broker actively licensed in the State of Indiana who properly registers the successful high bidder can earn a Buyer Broker Fee at settlement by the Seller. Broker must follow Schrader Guidelines and register on a Schrader Real Estate & Auction Co., Inc. Buyer Broker form available at www.schraderauction.com or by calling 1-800-451-2709.

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

DEED: Seller shall provide Warranty Deed(s).

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

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and 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 and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

DISCLAIMER AND ABSENCE

OF WARRANTIES: All information contained in this brochure and all

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

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

Owner: Blackford Golf Club Lort Services, Inc.)

Auction Manager:
Al Pfister
260.760.8922

800.451.2709

SchraderAuction.com

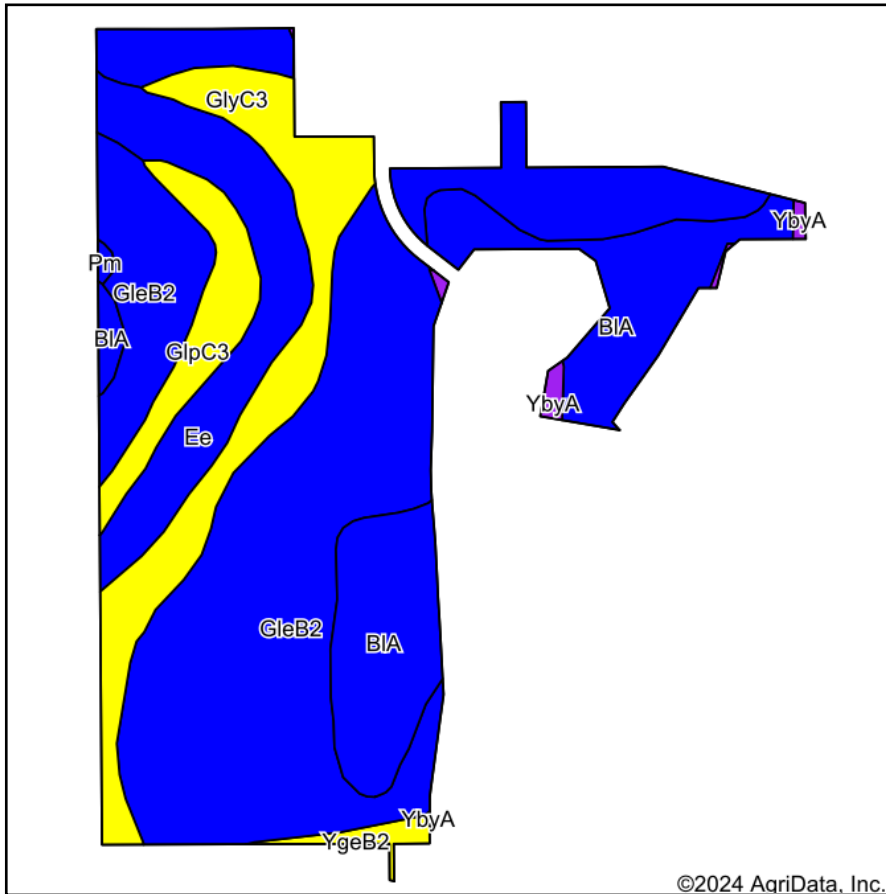




SOILS MAPS

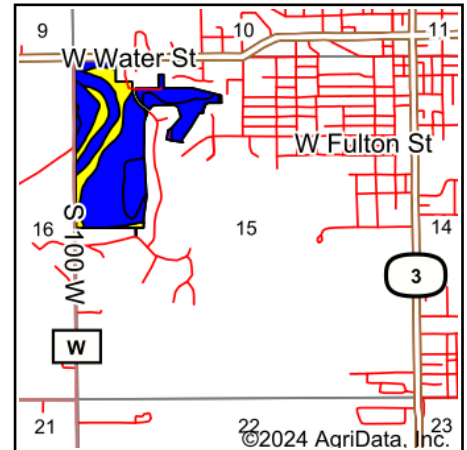
SOILS MAP

TRACTS 2, 3, 4 & 7



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Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Blackford**
Location: **15-23N-10E**
Township: **Licking**
Acres: **70.18**
Date: **10/29/2024**

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Maps Provided By:

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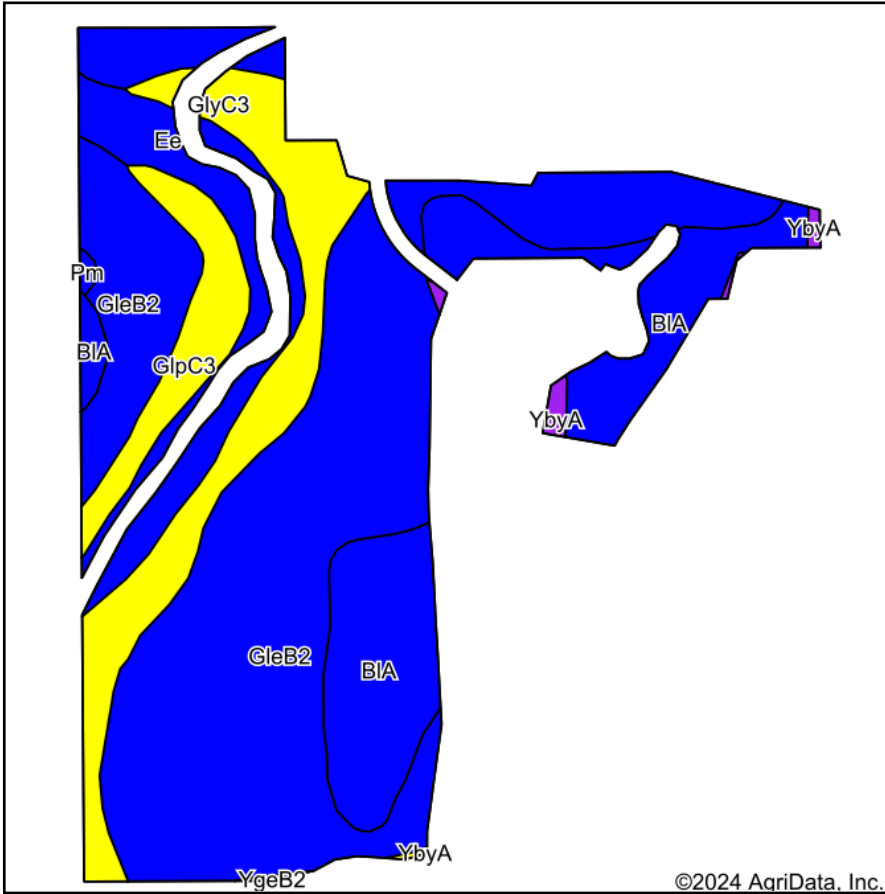


Area Symbol: IN009, Soil Area Version: 26

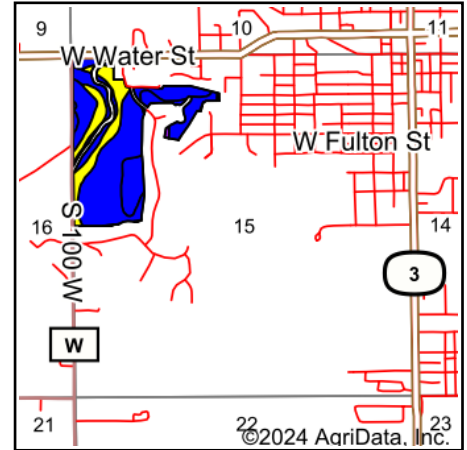
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	36.67	52.2%		Ile	123	4	8		42	55
BIA	Blount-Glynwood, thin solum complex, 0 to 3 percent slopes	12.55	17.9%		Ilw	131	5		9	44	59
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	8.64	12.3%		IVe	105	4	7		27	47
Ee	Eel clay loam, frequently flooded	7.70	11.0%		Ilw	114				40	
GlpC3	Glynwood clay loam, 6 to 12 percent slopes, severely eroded	3.45	4.9%		IVe	112	4	7		29	49
YgeB2	Glynwood-Urban land complex, 1 to 4 percent slopes, eroded	0.60	0.9%		IVe						
YbyA	Blount-Urban land-Glynwood complex, 0 to 3 percent slopes	0.45	0.6%		Vw						
Pm	Pewamo silty clay, 0 to 2 percent slopes	0.12	0.2%		Ilw	153	5	10		43	62
Weighted Average					2.38	118.9	3.7	5.4	1.6	39	47.6

APPROXIMATE TILLABLE SOILS MAP

TRACTS 2, 3, 4 & 7



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Blackford**
 Location: **15-23N-10E**
 Township: **Licking**
 Acres: **64.72**
 Date: **10/29/2024**

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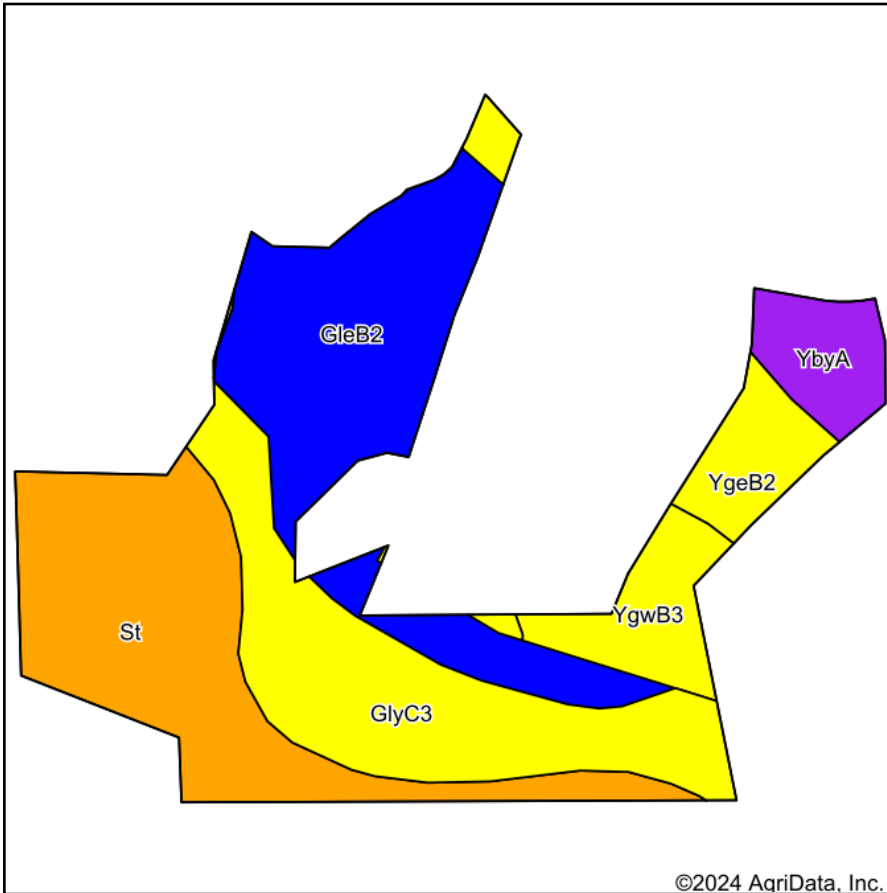


Area Symbol: IN009, Soil Area Version: 26

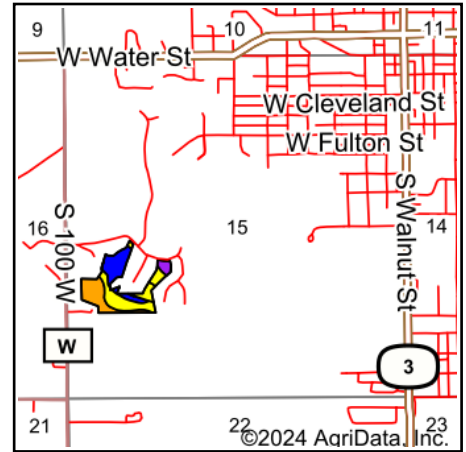
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	35.66	55.0%		Ile	123	4	8		42	55
BIA	Blount-Glynwood, thin solum complex, 0 to 3 percent slopes	11.56	17.9%		Ilw	131	5		9	44	59
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	8.13	12.6%		IVe	105	4	7		27	47
Ee	Eel clay loam, frequently flooded	5.29	8.2%		Ilw	114				40	
GlpC3	Glynwood clay loam, 6 to 12 percent slopes, severely eroded	3.45	5.3%		IVe	112	4	7		29	49
YbyA	Blount-Urban land-Glynwood complex, 0 to 3 percent slopes	0.44	0.7%		Vw						
Pm	Pewamo silty clay, 0 to 2 percent slopes	0.12	0.2%		Ilw	153	5	10		43	62
YgeB2	Glynwood-Urban land complex, 1 to 4 percent slopes, eroded	0.07	0.1%		IVe						
Weighted Average					2.38	119.9	3.8	5.7	1.6	39.3	49.5

SOILS MAP

TRACT 5



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Blackford**
 Location: **15-23N-10E**
 Township: **Licking**
 Acres: **14.95**
 Date: **10/29/2024**

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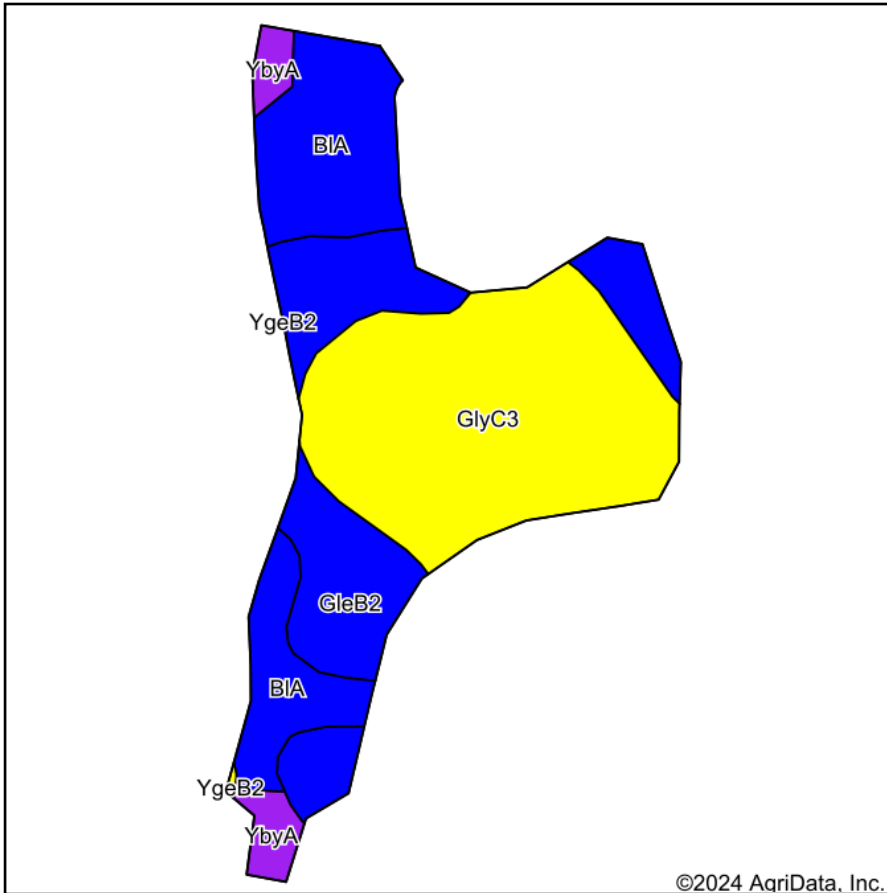


Area Symbol: IN009, Soil Area Version: 26

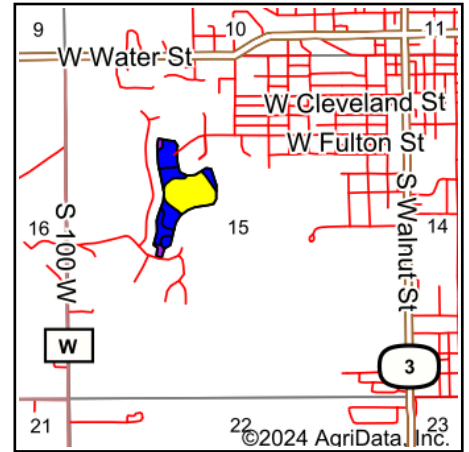
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Soybeans Bu	Winter wheat Bu
St	Saranac silty clay, 0 to 2 percent slopes, frequently flooded	4.21	28.1%		IIIw	128	4	8	45	6
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	4.14	27.7%		Ile	123	4	8	42	55
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	3.69	24.7%		IVe	105	4	7	27	47
YgeB2	Glynwood-Urban land complex, 1 to 4 percent slopes, eroded	1.03	6.9%		IVe					
YgwB3	Glynwood-Mississinewa-Urban land complex, end moraine, 3 to 8 percent slopes, severely eroded	1.03	6.9%		IVe					
YbyA	Blount-Urban land-Glynwood complex, 0 to 3 percent slopes	0.85	5.7%		Vw					
Weighted Average					3.22	96	3.2	6.2	31	28.5

SOILS MAP

TRACT 6



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Blackford**
 Location: **15-23N-10E**
 Township: **Licking**
 Acres: **17.96**
 Date: **10/29/2024**

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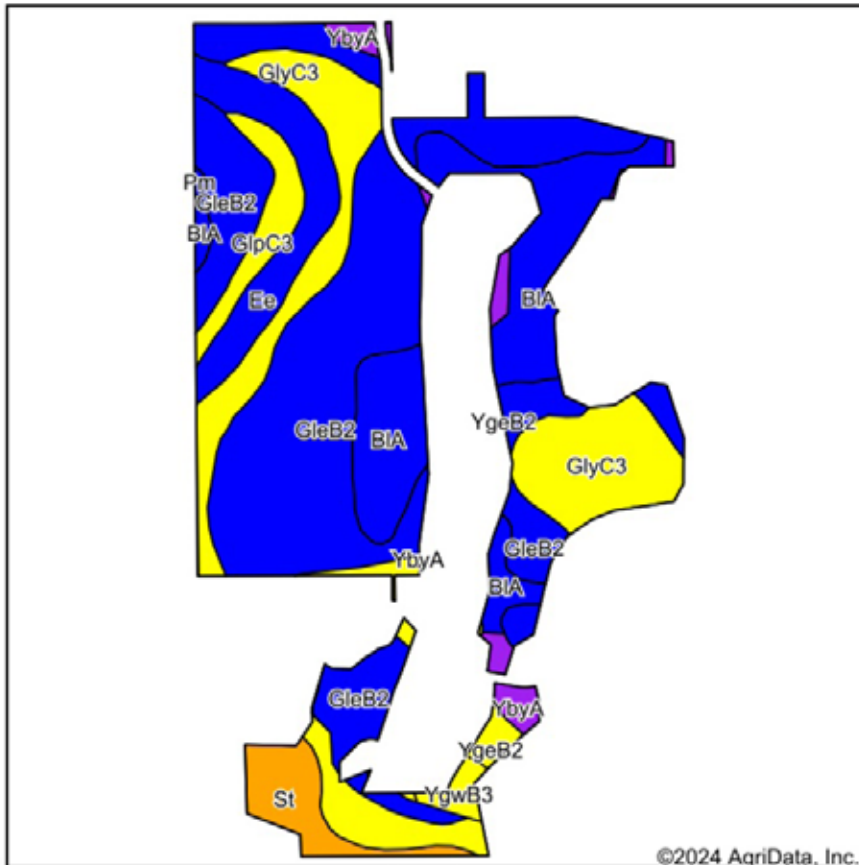


Area Symbol: IN009, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	8.15	45.3%		IVe	105	4	7		27	47
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	4.90	27.3%		Ile	123	4	8		42	55
BIA	Blount-Glynwood, thin solum complex, 0 to 3 percent slopes	4.18	23.3%		Ilw	131	5		9	44	59
YbyA	Blount-Urban land-Glynwood complex, 0 to 3 percent slopes	0.73	4.1%		Vw						
Weighted Average					3.03	111.7	4.1	5.4	2.1	34	50.1

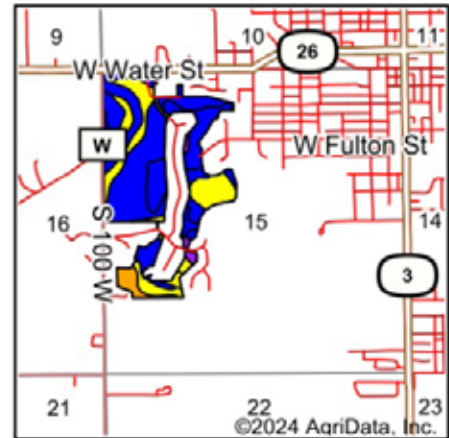
SOILS MAP

TRACTS 1-7



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Soils data provided by USDA and NRCS.



State: Indiana
County: Blackford
Location: 15-23N-10E
Township: Licking
Acres: 105.1
Date: 10/23/2024

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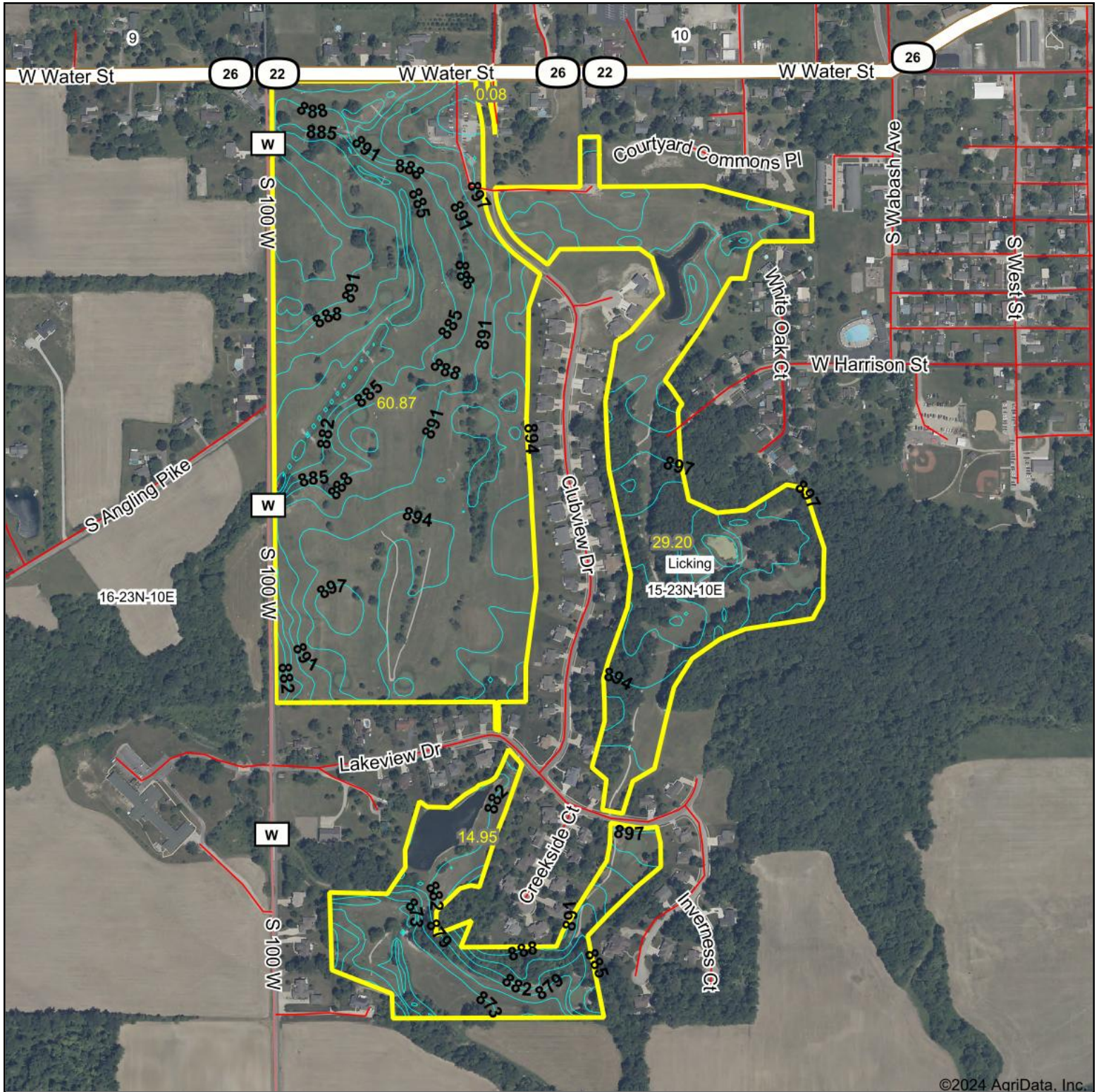
Area Symbol: IN009, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	46.41	44.1%		Ile	123	4	8		42	55
GlyC3	Glynwood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	21.11	20.1%		IVe	105	4	7		27	47
BIA	Blount-Glynwood, thin solum complex, 0 to 3 percent slopes	16.73	15.9%		IIw	131	5		9	44	59
Ee	Eel clay loam, frequently flooded	7.70	7.3%		IIw	114				40	
St	Saranac silty clay, 0 to 2 percent slopes, frequently flooded	4.20	4.0%		IIIw	128	4	8		45	6
GlpC3	Glynwood clay loam, 6 to 12 percent slopes, severely eroded	3.45	3.3%		IVe	112	4	7		29	49
YbyA	Blount-Urban land-Glynwood complex, 0 to 3 percent slopes	2.70	2.6%		Vw						
YgeB2	Glynwood-Urban land complex, 1 to 4 percent slopes, eroded	1.65	1.6%		IVe						
YgwB3	Glynwood-Mississinewa-Urban land complex, end moraine, 3 to 8 percent slopes, severely eroded	1.03	1.0%		IVe						
Pm	Pewamo silty clay, 0 to 2 percent slopes	0.12	0.1%		IIw	153	5	10		43	62
Weighted Average					2.64	113.6	3.7	5.5	1.4	36.7	45



TOPOGRAPHY MAP

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 863.9
Max: 911.5
Range: 47.6
Average: 891.0
Standard Deviation: 7.87 ft

0ft 651ft 1301ft



10/23/2024

15-23N-10E
Blackford County
Indiana

Boundary Center: 40° 26' 42.31, -85° 23' 5.56

Maps Provided By:



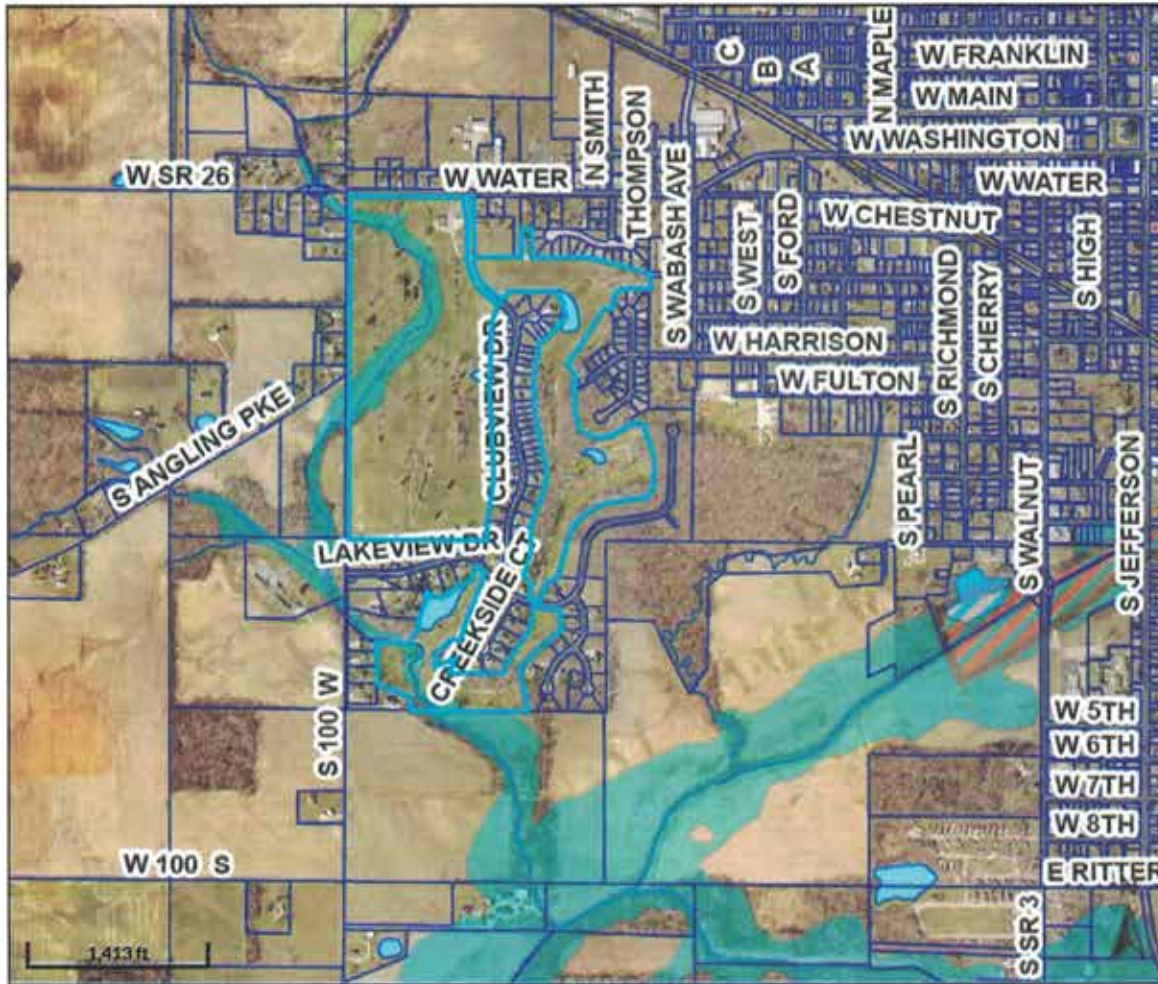
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DRAINAGE MAP

DRAINAGE MAP



Overview



Legend

- Subdivisions
- Parcels
- Railroads
- Roads
- Flood Zones
 - A
 - AE
 - AE, FLOODWAY
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - AREA OF MINIMAL FLOOD HAZARD
- Hydrology (Linear)
 - HEADWALL
 - LAKE/POND
 - STREAM
- Hydrology (Polygon)
 - LAKE/POND
 - STREAM

Parcel ID	05-15-202-002.000-05	Alternate ID	05-03-15-202-002.000-006	Owner Address	LORT SERVICES, INC
Sec/Twp/Rng	15-23-10	Class	463 COM GOLF COURSES-463		221 S JEFFERSON
Property Address	1605 W WATER	Acreage	105.096		MONTPELIER, IN 47359
	HARTFORD CITY				
District	HARTFORD CITY				
Brief Tax Description	FR 15-23-10 105.095 AC INCLUDES CREEKSIDE OL B & D & E & FR OL E .001				
	(Note: Not to be used on legal documents)				

Date created: 10/29/2024
Last Data Uploaded: 10/29/2024 7:52:43 AM

Developed by SCHNEIDER
GEO SPATIAL



WETLANDS MAP

WETLANDS MAP





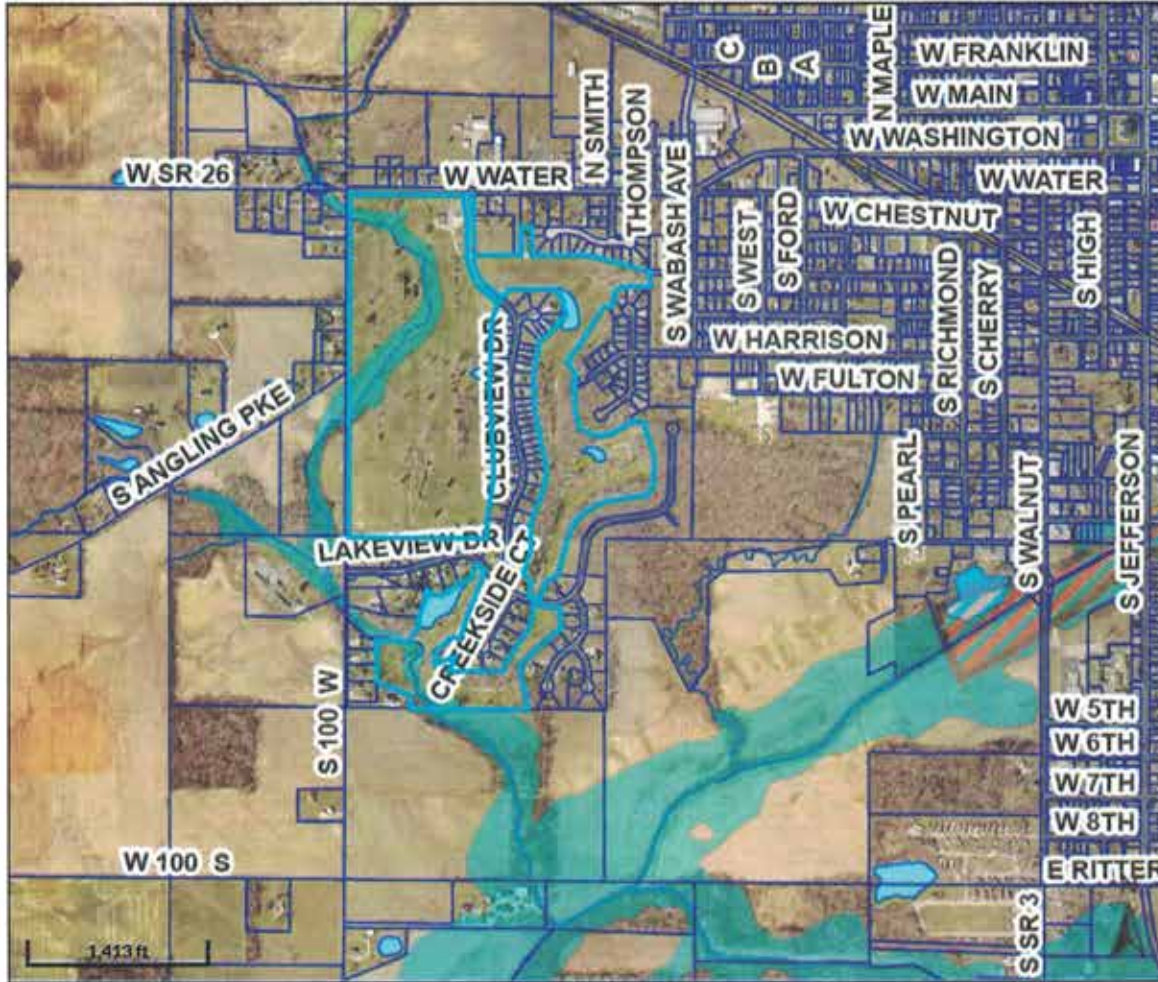
FLOOD ZONE MAP

FLOOD ZONE MAP



Beacon™

Blackford County, IN



Overview



Legend

- Subdivisions
- Parcels
- Railroads
- Roads
- Flood Zones
 - A
 - AE
 - AE, FLOODWAY
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - AREA OF MINIMAL FLOOD HAZARD
- Hydrology (Linear)
 - HEADWALL
 - LAKE/POND
 - STREAM
- Hydrology (Polygon)
 - LAKE/POND
 - STREAM

Parcel ID 05-15-202-002.000-05
Sec/Twp/Rng 15-23-10
Property Address 1605 W WATER
HARTFORD CITY

Alternate ID 05-03-15-202-002.000-006
Class 463 COM GOLF COURSES-463
Acreage 105.096

Owner Address LORT SERVICES, INC
221 S JEFFERSON
MONTPELIER, IN 47359

District HARTFORD CITY
Brief Tax Description FR 15-23-10 105.095 AC INCLUDES CREEKSIDE OL B & D & E & FR OL E .001
(Note: Not to be used on legal documents)

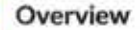
Date created: 10/29/2024
Last Data Uploaded: 10/29/2024 7:52:43 AM

Developed by SCHNEIDER
GEOSPATIAL





ZONING MAP

Blackford County, IN



Legend

-  Subdivisions
 Parcels
 Railroads
 Roads
Hydrology (Linear)
 HEADWALL
 LAKE/POND
 STREAM
Hydrology (Polygon)
 LAKE/POND
 STREAM
Zoning
 <blank>
 A-1
 B-1
 B-2
 B-3
 I-1
 I-2
 R-1
 R-2
 R-3

Owner Address LORT SERVICES, INC
221 S JEFFERSON
MONTPELIER, IN 47359

Developed by  **SCHNEIDER**
CORPORATE



INDIANA PROPERTY RECORD CARD

INDIANA PROPERTY RECORD CARD

Parcel Number
005-0265-00

County
BLACKFORD, IN

Township
LUICKING

Corporation
DISTRICT

Plat

Map
05-15-202-002-00005

Alt Parcel
05-03-15-202-002-000-006

Property Class
463

Tax District
005 HARTFORD CITY

Neighborhood
5403-hartford fringe comm ac-5403

Ownership
Name
LORT SERVICES, INC

Address
221 S JEFFERSON
MONTPELIER, IN 47359

Property Address
1605 W WATER
HARTFORD CITY, IN 47348

Transfer of Ownership
Date
Apr 26, 2023
Apr 19, 2013
Apr 25, 2012

Grantor
RICHARDS, STANLEY R TRUSTEE - Apr 20, 2023
RICHARDS, STANLEY R - Apr 18, 2013
BLACKFORD GOLF CLUB - Apr 24, 2012

Valid
N
Y
Y

Amount
279533.45
0.00
150000.00

Type
Straight
Straight
Straight

Assessment Year
2022
2023
2024

Reason for Change
Homestead-C1
Residential-C2
Non-Residential-C3
Total Land
Homestead-C1
Residential-C2
Non-Residential-C3
Total Imp

Value
500
600
100,900
101,700
101,500
242,100
243,400
243,400
344,900

Account
Book
33874

Page
1

Legal
FR 15-23-10 105.095 AC INCLUDES CREEKSIDE OL B & D & E & FR OL E .001

Topography
☐ Level
☐ High
☐ Low
☐ Rolling
☐ Swampy

Pub. Utilities
☐ Water
☐ Sewer
☐ Gas
☐ Electricity
☐ Other

Street or R/L
☒ Paved
☐ Unpaved
☐ Proposed
☐ Sidewalk
☐ Alley

Neighborhood
☐ Improving
☐ Static
☐ Declining
☒ Other
☐ Blighted

Property Sub Class:
COM GOLF COURSES-463

Memorandum
22 PAY 23 IA=349800 (2 PARCELS-348900)
23 PAY 24 IA= 344300 (2 PARCELS TOTALING 345200)
10 PAY 11 IA=145700 (6) 11 PAY 12 IA=135000 (6)
12 PAY 13 IA=275000 (6) 13 PAY 14 NO IA SUBMITTED
14 PAY 15 IA=259900 17 PAY 18 KEPT AS 259900
18 PAY 19 IA=203500 19 PAY 20 IA=258600
20 PAY 21 IA=258600 21 PAY 22 IA=225200 (2)

10 PAY 11 IA=145700 (6) 11 PAY 12 IA=135000 (6)
12 PAY 13 IA=275000 (6) 13 PAY 14 NO IA SUBMITTED
14 PAY 15 IA=259900 17 PAY 18 KEPT AS 259900
18 PAY 19 IA=203500 19 PAY 20 IA=258600
20 PAY 21 IA=258600 21 PAY 22 IA=225200 (2)

2009 PAY 2010 REDREW BUILDING
16 PAY 17 CHGD HGT OF BUILDING MANUAL AV CHG TO
MATCH 2015 VALUE AFTER FORM 11
22 PAY 23 NO CHANGE

Land Type
F Front Lot
R Rear Lot
1 Comm. Ind. Land
11 Primary
12 Secondary
13 Undeveloped Usable
14 Undeveloped Unusable
2 Classified Land
3 Undeveloped Land
4 Tillable Land
5 Non-Tillable Land
6 Woodland
7 Other Farmland
8 Ag Support Land

81 Legal Ditch
82 Public Road
83 Utility Trans. Tower
9 Homesite
91 Res. Excess Acres
92 Ag Excess Acres

Influence Factors
0 Other
5 Misimprovement
1 Topography
2 Under Improved
3 Excess Frontage
4 Shape or Size
6 Restrictions
7 Traffic Flow
8 View
9 Corner Int.

Actual Frontage
Effective Frontage
Effective Depth
Acreage / Sq. Ft.
11 96.096
72 1.130
81 7.880

Factor
Base Rate
Adjusted Rate
Estimated Value
Influence Factor
Land Value

105.10
100890
1140.00
2280.00
100890
1290
17970
0:100
100890
770
0

Total Assessed Value:
344,900

344,900

101700

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INDIANA PROPERTY RECORD CARD

Page 1 of 6

Report Created on 4/13/2024 1:24:03 AM

INDIANA PROPERTY RECORD CARD

Parcel Number	005-00265-00	Commercial	Card 1	Sketch
Use	M:General			
Pricing Key	GCM			
S.F. Area	3900			
Effective Perimeter L/F	308			
P.A.R.	7			
Average Size / Units	3900 / 1			
Section Level	9			
1	91.31			
1	91.31			
Frame / PE Adj. [+ -]	-10.86			
Wall Ht. Adj. [+ -]	-5.60			
BASE PRICE	74.85			
B.P.A. %	1.00			
Sub-total	74.85			
Ceiling	0.00			
Interior Finish	0.00			
Division Walls	0.00			
Lighting	0.00			
Heating/Air Cond.	0.00/0.00			
Sprinkler	0.00			
S.F. Price	74.85			
Area	3900			
Sub-total	291920			
Plumbing	42360			
Unit Finish	676			
Special Features	4800			
Exterior Features	296720			
TOTAL BASE	42360			
Grade Factor	0.95			
Location Multiplier	0.87			
Reproduction Cost	35010			
Phys Dep/ Yr Bit /Cond	80 / 1941 / A			
Obsolescence	0			
Remainder Value	49050			

Roof Type		
Built-Up		
Walls		
Frame or equal	<input checked="" type="checkbox"/>	
Brick or equal	<input checked="" type="checkbox"/>	
Metal or equal	<input type="checkbox"/>	
Open	<input type="checkbox"/>	
Framing		
Wood Joist	<input checked="" type="checkbox"/>	
Fire Resistant	<input checked="" type="checkbox"/>	
Prepout Steel	<input type="checkbox"/>	
Reinf. Concrete	<input type="checkbox"/>	
Flooring		
Softwood	<input type="checkbox"/>	
Hardwood	<input type="checkbox"/>	
Parquet	<input type="checkbox"/>	
Carpet	<input type="checkbox"/>	
Unfinished	<input type="checkbox"/>	
Other	<input type="checkbox"/>	
Finish Type		
Unfinished	<input type="checkbox"/>	
Semifinished	<input type="checkbox"/>	
Finished Open	<input checked="" type="checkbox"/>	
Finished Divided	<input type="checkbox"/>	
Heating & Air Conditioning		
No Heating	<input checked="" type="checkbox"/>	
Central Warm Air	<input type="checkbox"/>	
Hot Water or Steam	<input type="checkbox"/>	
Unit Heating	<input checked="" type="checkbox"/>	
Central Air	<input type="checkbox"/>	
Package or Unit Air	<input type="checkbox"/>	
Sprinkler	<input type="checkbox"/>	
Plumbing		
Full Baths	<input type="checkbox"/>	
Half Baths	<input type="checkbox"/>	
Extra fixtures	<input type="checkbox"/>	
Total	0	
Other Fixtures		
Wash Fountains	G/F	ES SS

[illegible]

INDIANA PROPERTY RECOR CARD

SKETCH/AREA TABLE ADDENDUM

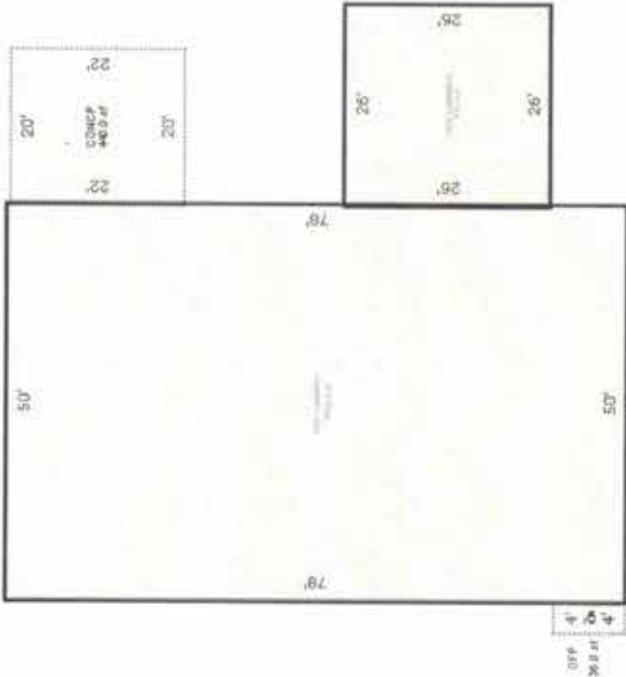
Parcel Number	
005-00265-00	
Year	Card 1
2024	
Property Address	
1605 W WATER	

OFP)OFP [36] CONCP)ConcP [440.00] GCM 1SBR&FR/S/CB1 [676.00] GCM 1SBR&FR/S/CB1 [3900]

SKETCH/AREA TABLE ADDENDUM

AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	



Sketch by: Alex M. B. 2024

INDIANA PROPERTY RECORD CARD

BUILT-UP		WALLS		FLOORING		CEILING		MECHANICAL		ELECTRICAL		PLUMBING		FINISHES		FIXTURES	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	Frame or equal	1	Softwood	1	Unfinished	1	Plumbing	1	Other Fixtures	1	Wash Fountains	1	Plumbing	1	Unfinished	1	Other Fixtures
2	Brick or equal	2	Hardwood	2	Finished Open	2	Full Baths	2	Wash Fountains	2	Circular 36"	2	Unit Heating	2	Finished Divided	2	Wash Fountains
3	Metal or equal	3	Parquet	3	Finished Open	3	Half Baths	3	Circular 54"	3	Circular 36"	3	Central Air	3	Finished Divided	3	Circular 54"
4	Open	4	Carpet	4	Finished Divided	4	Extra Fixtures	4	Semi-circular 36"	4	Circular 54"	4	Central Air	4	Finished Divided	4	Semi-circular 54"
5	Open	5	Other	5	Finished Divided	5	Extra Fixtures	5	Industrial Gang Sinks	5	Semi-circular 54"	5	Package or Unit Air	5	Finished Divided	5	Industrial Gang Sinks
6	Open	6	Other	6	Finished Divided	6	Extra Fixtures	6	Shower-Column	6	3' long, 4' man	6	Sprinkler	6	Finished Divided	6	Shower-Column
7	Open	7	Other	7	Finished Divided	7	Extra Fixtures	7	Shower-Column	7	5' long, 8' man	7	Shower-Column	7	Finished Divided	7	Shower-Column
8	Open	8	Other	8	Finished Divided	8	Extra Fixtures	8	Shower-Column	8	Shower-Column	8	Shower-Column	8	Finished Divided	8	Shower-Column
9	Open	9	Other	9	Finished Divided	9	Extra Fixtures	9	Shower-Column	9	Shower-Column	9	Shower-Column	9	Finished Divided	9	Shower-Column
10	Open	10	Other	10	Finished Divided	10	Extra Fixtures	10	Shower-Column	10	Shower-Column	10	Shower-Column	10	Finished Divided	10	Shower-Column
11	Open	11	Other	11	Finished Divided	11	Extra Fixtures	11	Shower-Column	11	Shower-Column	11	Shower-Column	11	Finished Divided	11	Shower-Column
12	Open	12	Other	12	Finished Divided	12	Extra Fixtures	12	Shower-Column	12	Shower-Column	12	Shower-Column	12	Finished Divided	12	Shower-Column
13	Open	13	Other	13	Finished Divided	13	Extra Fixtures	13	Shower-Column	13	Shower-Column	13	Shower-Column	13	Finished Divided	13	Shower-Column
14	Open	14	Other	14	Finished Divided	14	Extra Fixtures	14	Shower-Column	14	Shower-Column	14	Shower-Column	14	Finished Divided	14	Shower-Column
15	Open	15	Other	15	Finished Divided	15	Extra Fixtures	15	Shower-Column	15	Shower-Column	15	Shower-Column	15	Finished Divided	15	Shower-Column
16	Open	16	Other	16	Finished Divided	16	Extra Fixtures	16	Shower-Column	16	Shower-Column	16	Shower-Column	16	Finished Divided	16	Shower-Column
17	Open	17	Other	17	Finished Divided	17	Extra Fixtures	17	Shower-Column	17	Shower-Column	17	Shower-Column	17	Finished Divided	17	Shower-Column
18	Open	18	Other	18	Finished Divided	18	Extra Fixtures	18	Shower-Column	18	Shower-Column	18	Shower-Column	18	Finished Divided	18	Shower-Column
19	Open	19	Other	19	Finished Divided	19	Extra Fixtures	19	Shower-Column	19	Shower-Column	19	Shower-Column	19	Finished Divided	19	Shower-Column
20	Open	20	Other	20	Finished Divided	20	Extra Fixtures	20	Shower-Column	20	Shower-Column	20	Shower-Column	20	Finished Divided	20	Shower-Column
21	Open	21	Other	21	Finished Divided	21	Extra Fixtures	21	Shower-Column	21	Shower-Column	21	Shower-Column	21	Finished Divided	21	Shower-Column
22	Open	22	Other	22	Finished Divided	22	Extra Fixtures	22	Shower-Column	22	Shower-Column	22	Shower-Column	22	Finished Divided	22	Shower-Column
23	Open	23	Other	23	Finished Divided	23	Extra Fixtures	23	Shower-Column	23	Shower-Column	23	Shower-Column	23	Finished Divided	23	Shower-Column
24	Open	24	Other	24	Finished Divided	24	Extra Fixtures	24	Shower-Column	24	Shower-Column	24	Shower-Column	24	Finished Divided	24	Shower-Column
25	Open	25	Other	25	Finished Divided	25	Extra Fixtures										

[illegible][illegible]

INDIANA PROPERTY RECOR CARD

SKETCH/AREA TABLE ADDENDUM

Parcel Number	005-00265-00
Year	2024
Card	2
Property Address	1605 W WATER

GCK 1SMTL/S/CB1 440.00 GCK 1SMTL/S/CB1 4768.00

SKETCH/AREA TABLE ADDENDUM

AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	



INDIANA PROPERTY RECORD CARD

Photos





COUNTY PROPERTY RECORD CARD

COUNTY PROPERTY RECORD CARD

Blackford County, IN

Property Record Card

2024 Property Record Card (PDF)

Summary

Parcel Number 005-00265-00
Alternate ID 05-03-15-202-002.000-006
Map # 05-15-202-002-00005
Property Address 1605 W WATER
HARTFORD CITY
Sec/Twp/Rng 15 / 23 / 10
Tax Set HARTFORD CITY
Subdivision n/a
Brief Tax FR 15-23-10 105.095 AC INCLUDES CREEKSIDE OL B &
Description D & E & FR OL E .001
(Note: Not to be used on legal documents)
Book/Page n/a
Acres 105.0960
Class 463 COM GOLF COURSES-463

Owner

Deeded Owner
LORT SERVICES, INC
221 S JEFFERSON
MONTPELIER, IN 47359

Transfers

Transfer Date	Buyer Name	Seller Name	Type	Sale Price
04/25/2012	RICHARDS, STANLEY R	BLACKFORD GOLF CLUB	Straight	150,000
02/14/2013	RICHARDS, STANLEY R	RICHARDS, STANLEY R	Combine From	0
02/14/2013	RICHARDS, STANLEY R	RICHARDS, STANLEY R	Combine From	0
02/14/2013	RICHARDS, STANLEY R	RICHARDS, STANLEY R	Combine From	0
02/14/2013	RICHARDS, STANLEY R	RICHARDS, STANLEY R	Combine From	0
02/14/2013	RICHARDS, STANLEY R	RICHARDS, STANLEY R	Combine From	0
02/14/2013	RICHARDS, STANLEY R	RICHARDS, STANLEY R	Combine From	0
04/19/2013	RICHARDS, STANLEY R TRUSTEE	RICHARDS, STANLEY R	Straight	0
03/14/2014	STOEVEER, CARSTEN & GABI	RICHARDS, STANLEY R TRUSTEE	Split To	1,405
03/14/2014	STANLEY, JOHN & SHERYL	RICHARDS, STANLEY R TRUSTEE	Split To	2,273
03/14/2014	TAYLOR, KENNETH N & JOANNE O	RICHARDS, STANLEY R TRUSTEE	Split To	2,455
03/14/2014	FETTIG, TODD & TONYA	RICHARDS, STANLEY R TRUSTEE	Split To	1,598
08/27/2014	FETTIG, TODD J & TONYA I	RICHARDS, STANLEY R TRUSTEE	Split To	9,806
08/27/2014	WEISEMAN, JAMES M & PAMELA K	RICHARDS, STANLEY R TRUSTEE	Split To	3,380
08/27/2014	RAYMOND, PAUL G & LINDA S	RICHARDS, STANLEY R TRUSTEE	Split To	1,429
08/27/2014	STECKENRIDER, J SCOTT & KAREN A	RICHARDS, STANLEY R TRUSTEE	Split To	2,295
09/03/2014	SCHOREY, JAMES R & NANCY S	RICHARDS, STANLEY R TRUSTEE	Split To	572
10/10/2014	WRIGHT, CHRISTINE L	RICHARDS, STANLEY R TRUSTEE	Split To	0
11/20/2014	RICHARDS, STANLEY R TRUSTEE	RICHARDS, STANLEY R TRUSTEE	Combine From	0
04/26/2023	LORT SERVICES, INC	RICHARDS, STANLEY R TRUSTEE	Straight	279,533

COUNTY PROPERTY RECORD CARD

Land

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Product. Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor %	Value
72	WATR	0	1.13	0	0	0.5	0	49222	2280	1140	1290	40	770
81		0	7.88	0	0	1	0	343252	2280	2280	17970	100	0
11		0	96.086	0	0	1	0	4185506	1050	1050	100890	0	100890

Land Detail Value Sum: \$101,660

Improvements

Card	Use	Const Type	Grade	Year Const	Eff Year	Cond	Features	Base Rate	Adj Rate	Area	Comp Value	Phys Depr	Obsol	Mrkt Adj	% Compl	Value
1	Golf Course	Grade "C"	E+	1998	1998	Average	N	56000	5555	2	4110	15	0	0	100	4100
1	Golf Course	Grade "C"	E+	1998	1998	Average	N	56000	22370	3	24810	15	0	0	100	24800
1	Paving	2-in on 5-in base	C	0	0	Fair	N	2.81	2.81	13000	6360	80	0	0	100	6400
1	Golf Course	Grade "C"	E+	1895	1895	Average	N	56000	44790	9	149050	15	0	0	100	129800
1	Golf Course	Grade "C"	E+	1998	1998	Average	N	56000	30777.5	4	45520	15	0	0	100	45500
1	Building	Frame	C-	1926	1941	Average	N	0	0	4576	52550	81	0	0	100	24800
2	Building	NA	C	1996	1996	Average	N	0	0	5208	6740	89	0	0	100	6740

Valuation

Tax Year	Homestead Land Value	Homestead Improvement Value	Residential Land Value	Residential Improvement Value	Non-residential Land Value	Non-residential Improvement Value	Total Land Value	Total Improvement Value	Total Value
2024 PAYABLE 2025	\$0	\$0	\$800	\$0	\$100,900	\$242,100	\$101,700	\$242,100	\$343,800

Current Tax Due

Detail:							
Tax Year	Type	Category	Description	Amount	Balance Due		
2023 PAYABLE 2024	Spring Tax	Tax	23/24 Spring Tax	\$5,170.50	\$0.00		
2023 PAYABLE 2024	Spring Ditch	SA	23/24 Spring Ditch: BIG LICK CR #42	\$52.55	\$0.00		
2023 PAYABLE 2024	Spring Ditch	SA	23/24 Spring Ditch: Ida Walker Consolidation	\$157.64	\$0.00		
2023 PAYABLE 2024	Fall Tax	Tax	23/24 Fall Tax	\$5,170.50	\$0.00		
2023 PAYABLE 2024	Fall Ditch	SA	23/24 Fall Ditch: BIG LICK CR #42	\$52.55	\$0.00		
2023 PAYABLE 2024	Fall Ditch	SA	23/24 Fall Ditch: Ida Walker Consolidation	\$157.64	\$0.00		

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.

Total:				
Tax Year	Amount	Balance Due		
2023 PAYABLE 2024	\$10,761.38	\$0.00		

COUNTY PROPERTY RECORD CARD

Tax History

Detail:					
Tax Year	Type	Category	Description	Amount	Balance Due
2022 PAYABLE 2023	Spring Tax	Tax	22/23 Spring Tax	\$5,238.50	\$0.00
2022 PAYABLE 2023	Spring Ditch	SA	22/23 Spring Ditch: BIG LICK CR #42	\$52.55	\$0.00
2022 PAYABLE 2023	Spring Ditch	SA	22/23 Spring Ditch: Ida Walker Consolidation	\$157.64	\$0.00
2022 PAYABLE 2023	Fall Tax	Tax	22/23 Fall Tax	\$5,238.50	\$0.00
2022 PAYABLE 2023	Fall Ditch	SA	22/23 Fall Ditch: BIG LICK CR #42	\$52.55	\$0.00
2022 PAYABLE 2023	Fall Ditch	SA	22/23 Fall Ditch: Ida Walker Consolidation	\$157.64	\$0.00

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.

Total:		
Tax Year	Amount	Balance Due
2022 PAYABLE 2023	\$10,897.38	\$0.00

Payments

Detail:			
Tax Year	Payment Date	Paid By	Amount
2022 PAYABLE 2023	05/10/2023	PAID @ FFB	\$5,448.69
2022 PAYABLE 2023	04/21/2023	RICHARDS, STANLEY R TRUSTEE	\$5,448.69

Total:	
Tax Year	Amount
2022 PAYABLE 2023	\$10,897.38

No data available for the following modules: Residential Dwellings, Deductions.

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PROPERTY PHOTOS

TRACT 1



TRACT 1





TRACTS 1 & 2



TRACTS 1-4 & 7







TRACT 2





TRACTS 1-3



TRACT 3





TRACTS 3 & 4



TRACTS 3 & 4



TRACTS 3 & 4



TRACTS 3 & 4



TRACTS 3 & 4



TRACT 4



TRACTS 4 & 6



TRACTS 4 & 5



TRACT 5



TRACT 5





TRACT 7



TRACT 7



TRACT 7



TRACTS 2 & 7





Auction Manager:
Al Pfister • 260.760.8922
#AU09200264



SCHRADER

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