

LAND

Blackford County, IN

Tuesday
December 3

Starting at 6:00pm

Online Bidding Available

held at Blackford
County Fairgrounds
Hartford City, IN

AUCTION

INFORMATION BOOKLET

105[±] acres

Offered in 7 Tracts or any Combination

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



SCHRADER
THE ORIGINAL MULTI-TRACT AUCTIONS

- TIMED ONLINE ONLY
- VIRTUAL
- LIVE WITH ONLINE

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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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:

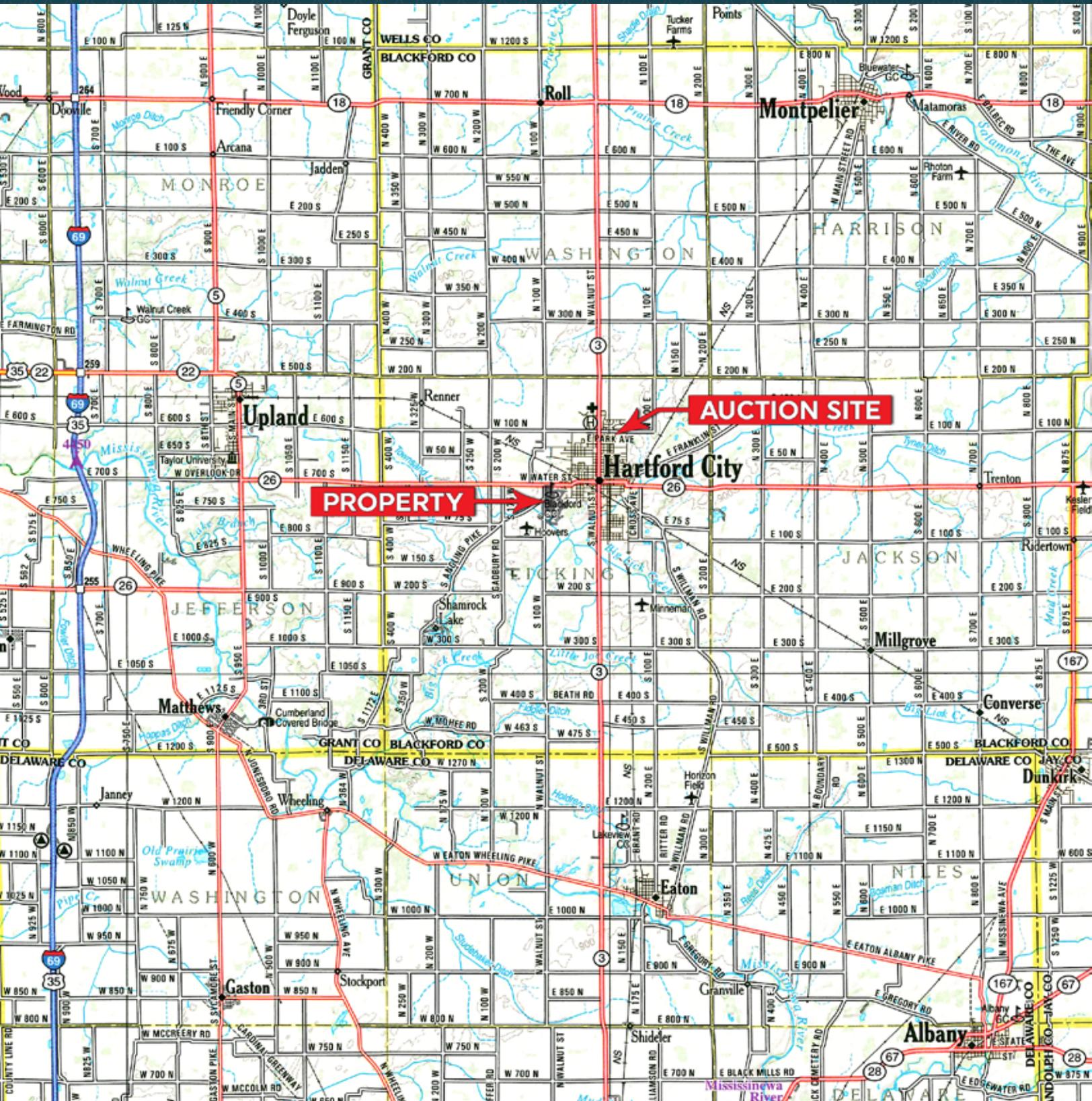
E-mail address of registered bidder: _____

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

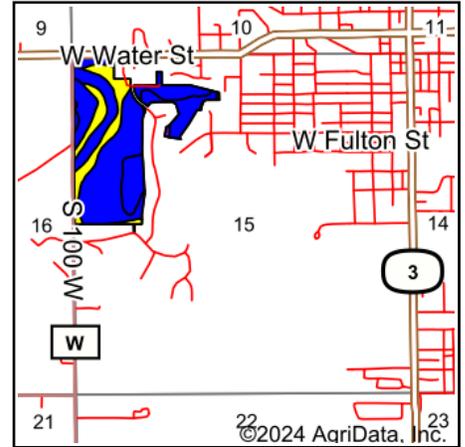
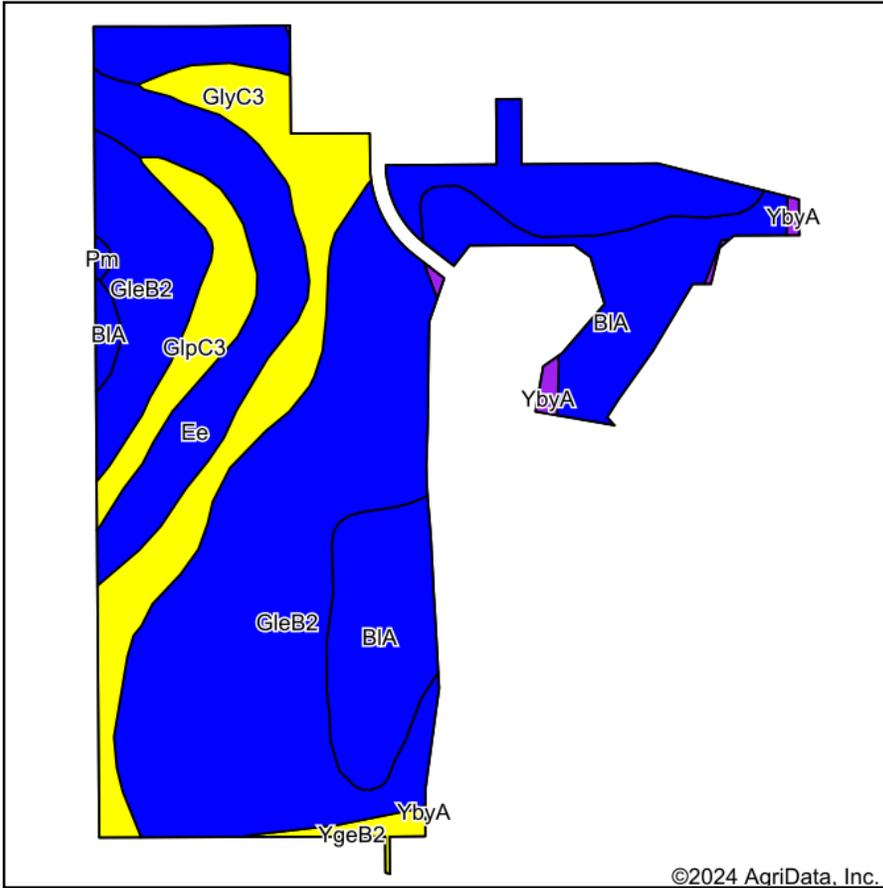




SOILS MAPS

SOILS MAP

TRACTS 2, 3, 4 & 7



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



Soils data provided by USDA and NRCS.

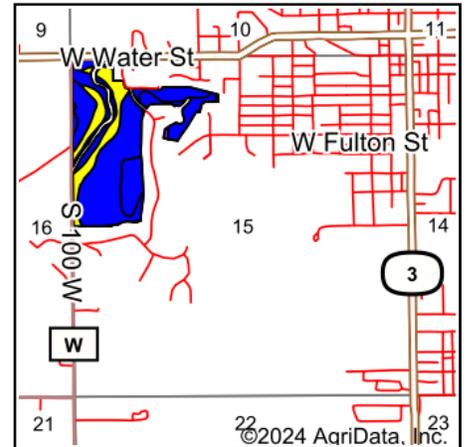
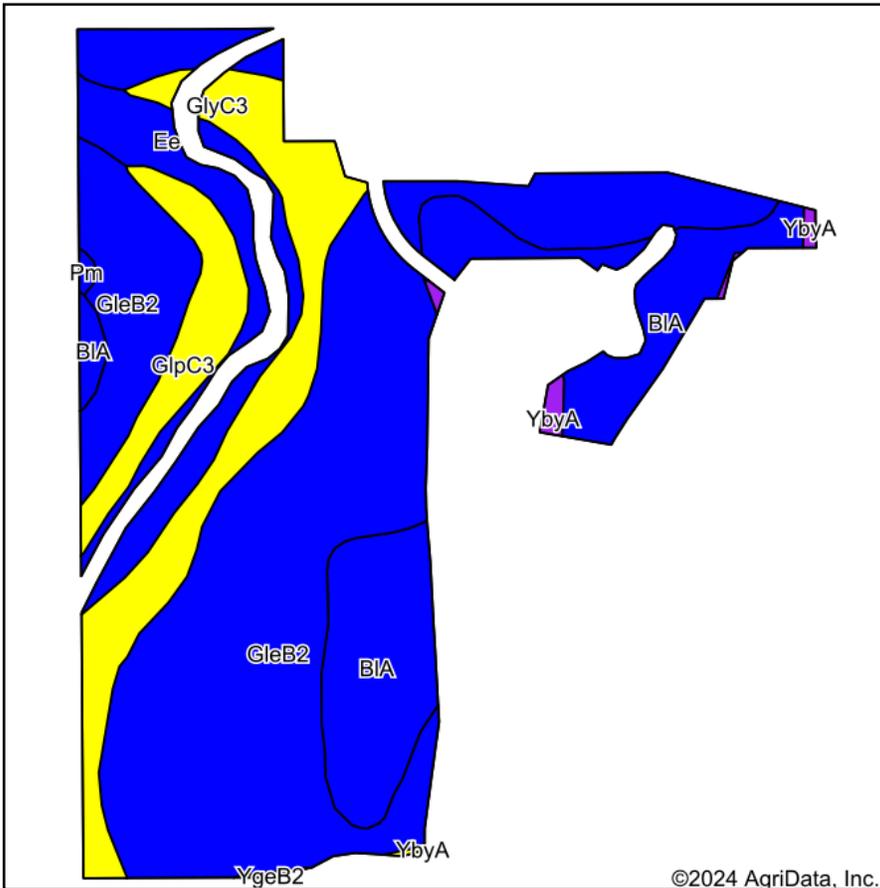
©2024 AgriData, Inc.

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	
GIpC3	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



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



Soils data provided by USDA and NRCS.

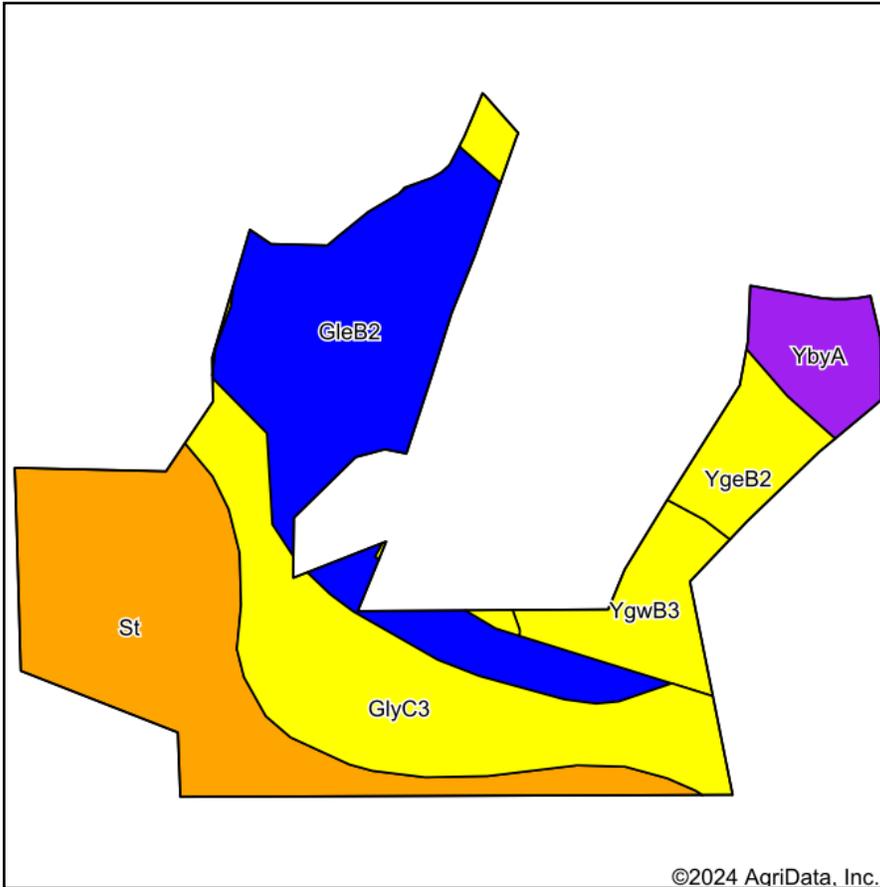
©2024 AgriData, Inc.

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

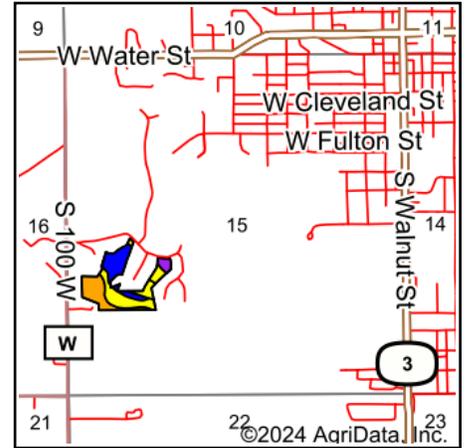
SOILS MAP

TRACT 5



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.



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



Maps Provided By:

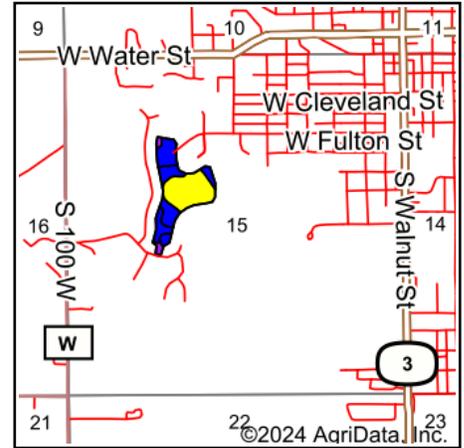
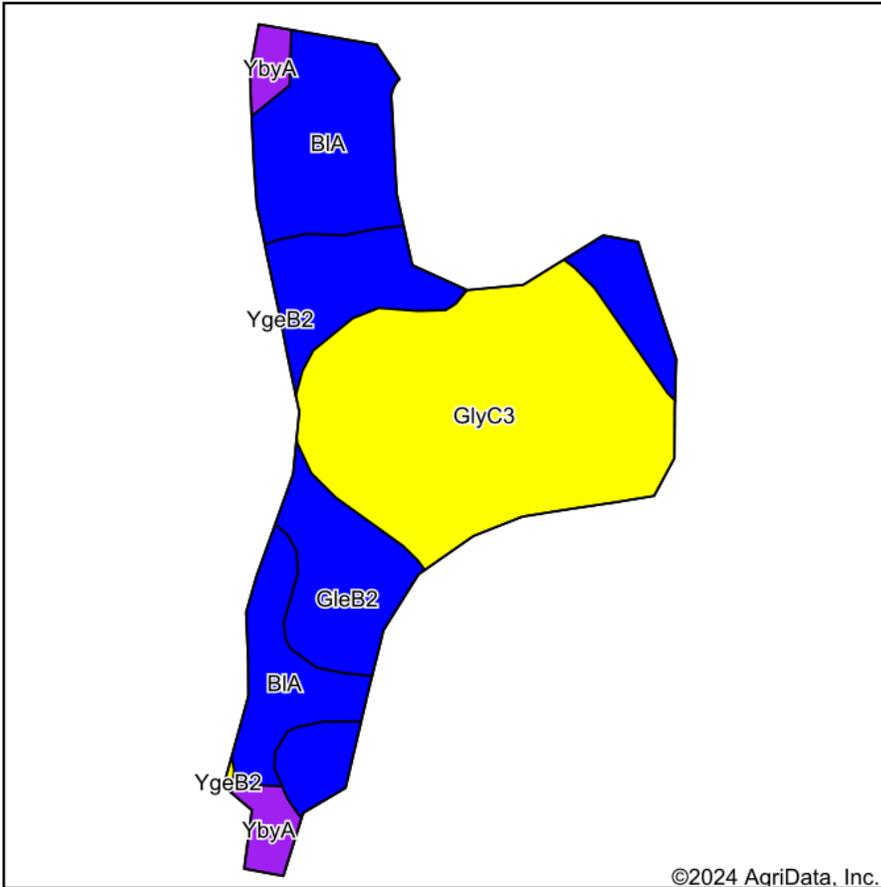


Area Symbol: IN009, Soil Area Version: 26

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



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



Maps Provided By:

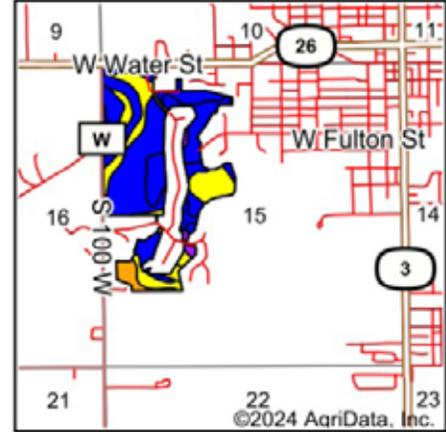
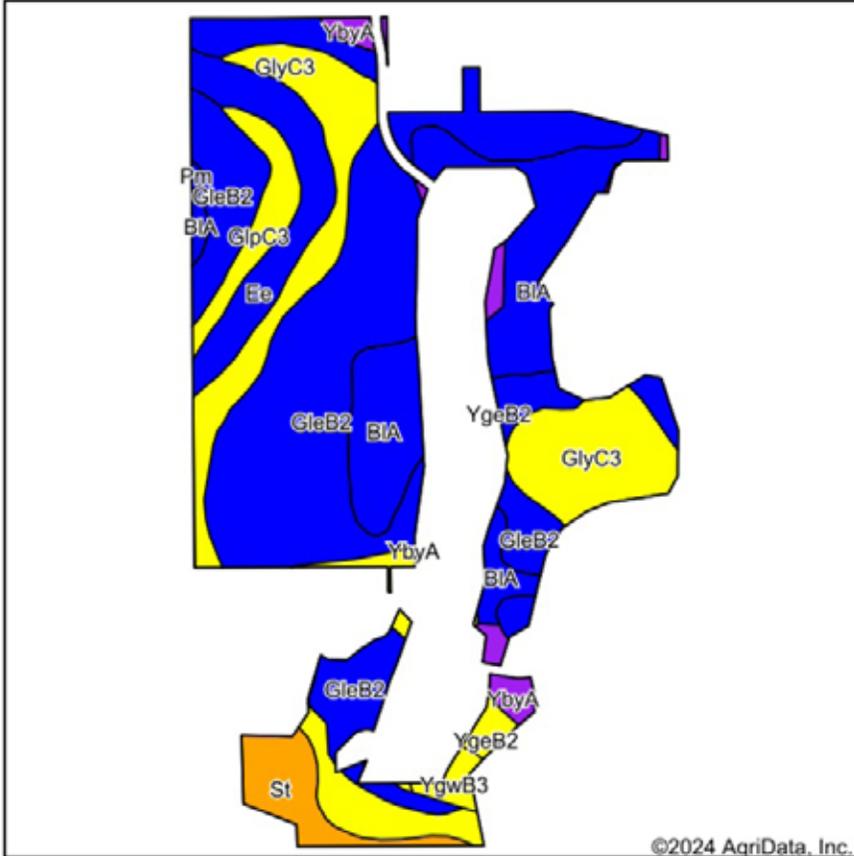


Area Symbol: IN009, Soil Area Version: 26

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%		IIe	123	4	8		42	55	
BIA	Blount-Glynwood, thin solum complex, 0 to 3 percent slopes	4.18	23.3%		IIw	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



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



Soils data provided by USDA and NRCS.

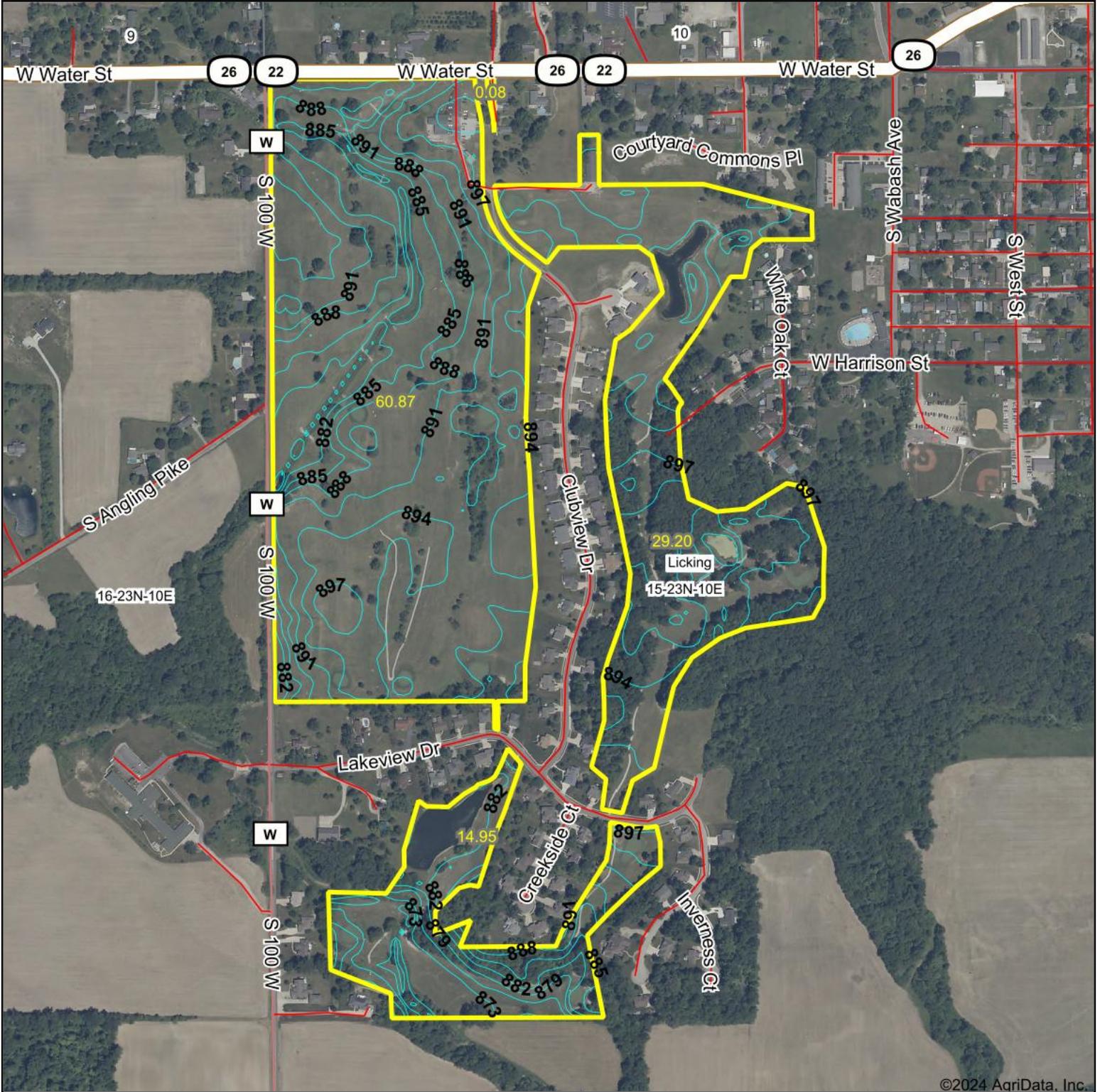
Area Symbol: IN009, Soil Area Version: 26

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%		Ilw	131	5		9	44	59
Ee	Eel clay loam, frequently flooded	7.70	7.3%		Ilw	114				40	
St	Saranac silty clay, 0 to 2 percent slopes, frequently flooded	4.20	4.0%		Illw	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	1.85	1.8%		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%		Ilw	153	5	10		43	62
Weighted Average					2.64	113.6	3.7	5.5	1.4	36.7	45



TOPOGRAPHY MAP

TOPOGRAPHY MAP



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



10/23/2024

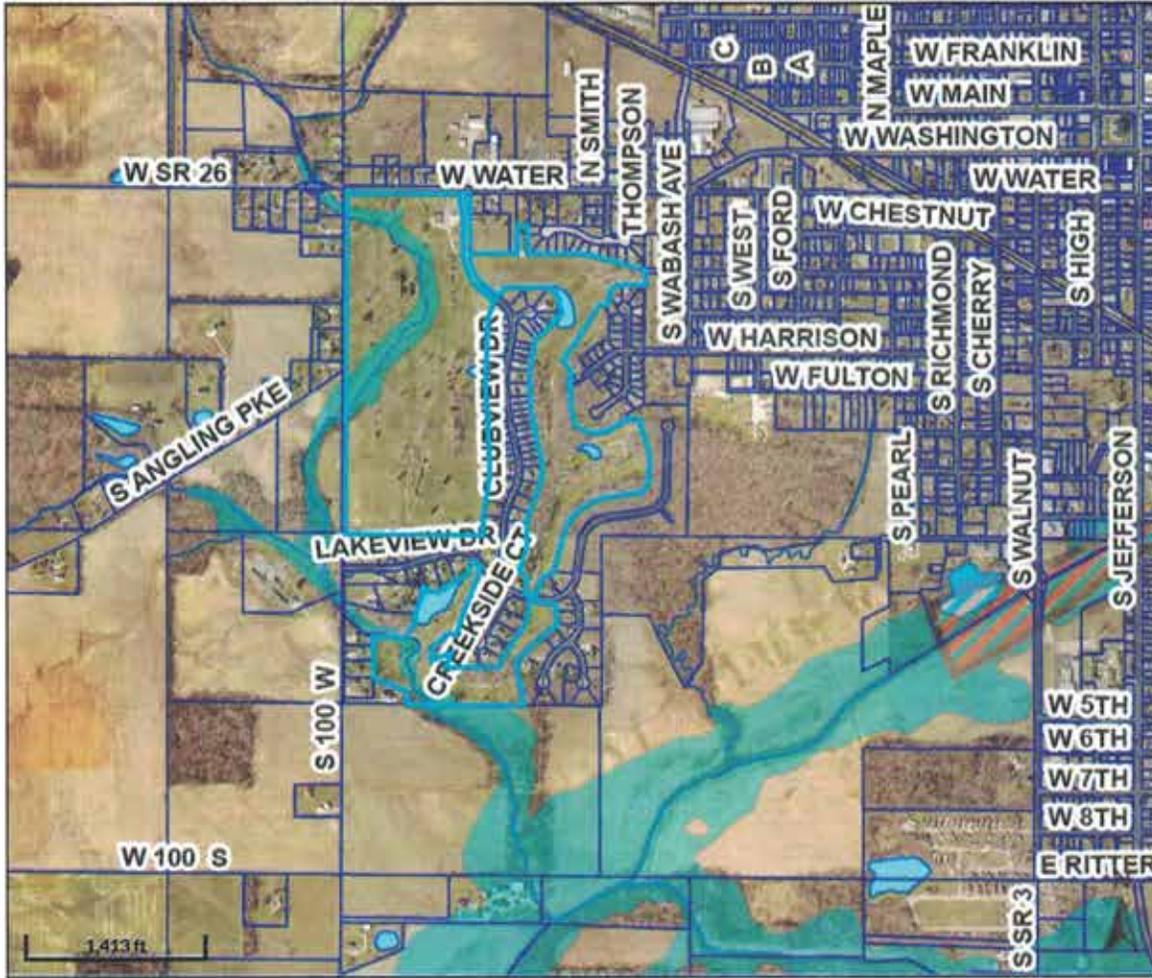
15-23N-10E
Blackford County
Indiana

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



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				
	<i>(Note: Not to be used on legal documents)</i>				

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



WETLANDS MAP

WETLANDS MAP

National Wetlands Inventory
surface waters and wetlands

BASEMAPS >
 Wetlands
 Riparian
 Riparian Mapping Area
 Data Source
 Source Type
 Image Scale
 Image Year
 Areas of Interest
 PWS Managed Lands

MAP LAYERS >

Measure

Legend

Wetlands

- Estuarine and Marine
- Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub
- Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Riparian

- Forested/Shrub
- Herbaceous

119.028
-85.276

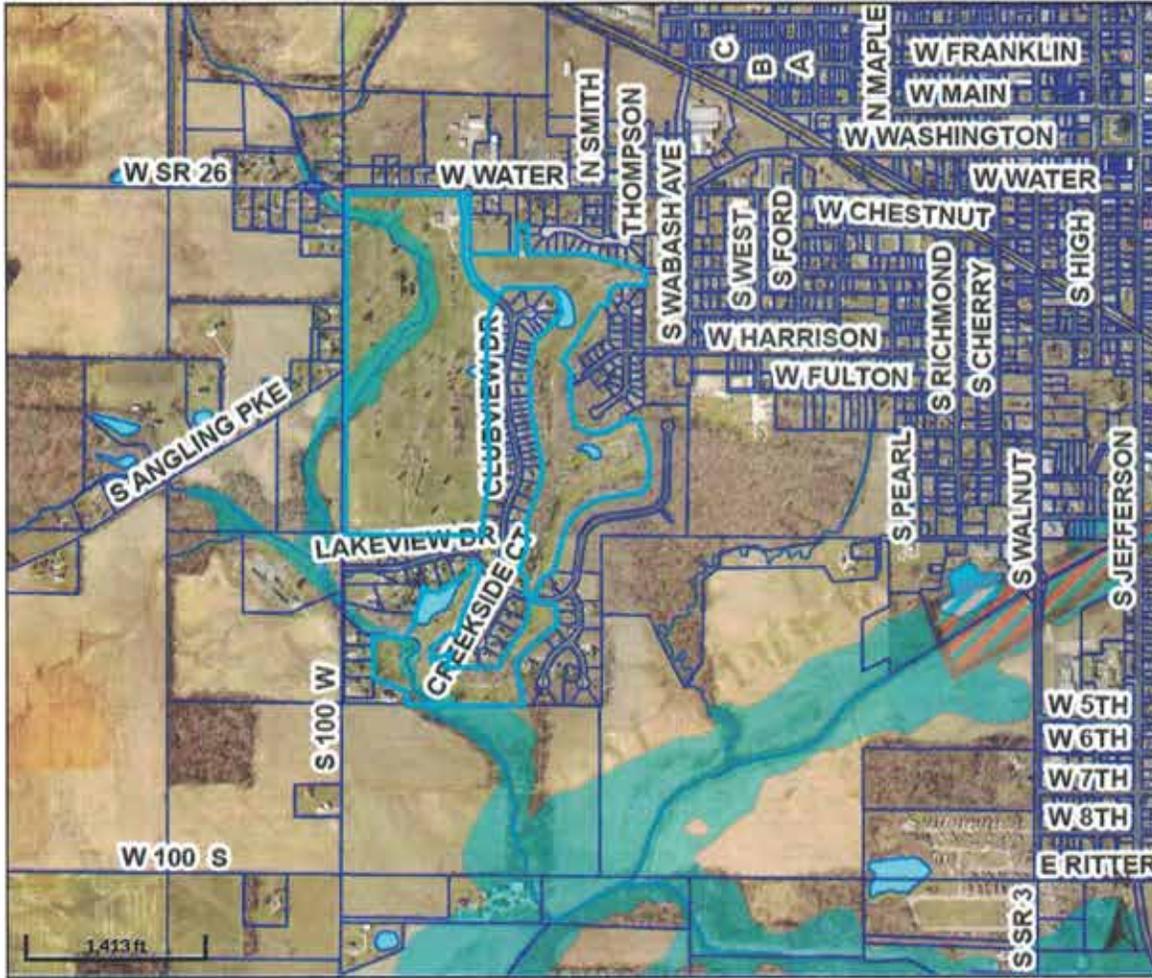
U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands@fws.gov | EAG, HERE, Google

esri



FLOOD ZONE MAP

FLOOD ZONE 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



ZONING MAP



INDIANA PROPERTY RECORD CARD

INDIANA PROPERTY RECORD CARD

SKETCH/AREA TABLE ADDENDUM

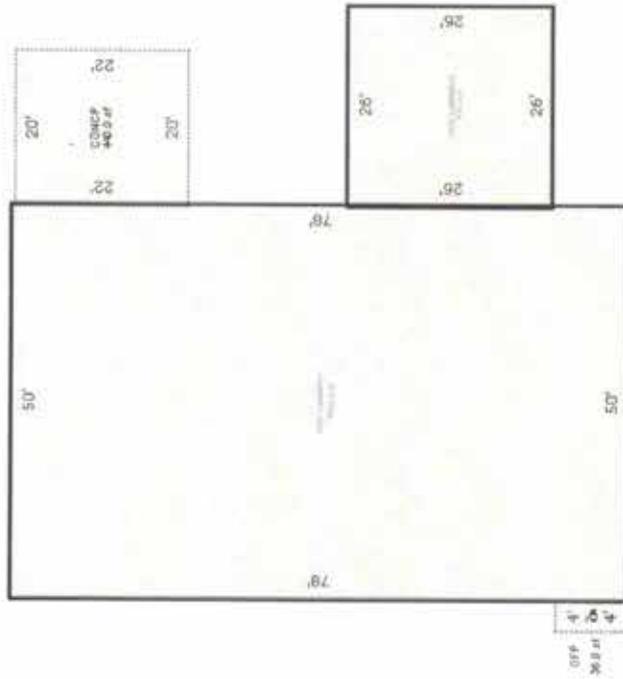
Parcel Number
005-00265-00

Year 2024 Card 1

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.	

INDIANA PROPERTY RECORD CARD

SKETCH/AREA TABLE ADDENDUM

Parcel Number	005-00265-00
Year	2024
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 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)
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	STOEVER, 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
#AU9200264

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