

Pike County
Petersburg, IN

LAND AUCTION

- 131 Cropland Acres (FSA)
- Potential Commercial Appeal
- Hunting/Recreational Tracts
- Adjacent to the City of Petersburg

Thursday, February 27 • 6pm

INFORMATION BOOK

ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709

www.SchraderAuction.com

155.87±
Acres
Offered in 4 Tracts

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: Carolyn Joyce Wilson Estate



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

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts & as a total 155.87± 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 Sellers' 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 Warranty Executors 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 will be the responsibility of the Buyer(s) beginning with taxes due in 2026 & all subsequent taxes assessed in 2025.

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

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.**

AUCTION MANAGERS: Gene D. Klingaman • 260.229.2401 #RB14005780, #AU01045485

Drew Lamle • 260.609.4926 #RB21000229, #AU12100017 & Brad R. Horrall • 812.890.8255 #RB14019367, #AU01052618

Schrader Real Estate and Auction Company, Inc. #AC63001504, #CO81291723

BOOKLET INDEX

- **REGISTRATION FORMS** PAGE 4
- **LOCATION & TRACT MAPS** PAGE 9
- **SOILS MAPS** PAGE 13
- **TOPOGRAPHY MAPS** PAGE 17
- **FSA INFORMATION** PAGE 21
- **FERTILIZER APPLICATION MAPS** PAGE 27
- **TAX INFORMATION** PAGE 31
- **PHOTOS** PAGE 41



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, FEBRUARY 27, 2025

155.87± ACRES – PIKE COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, February 20, 2025.
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
155.87± Acres • Pike County, Indiana
Thursday, February 27, 2025

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, February 27, 2025 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, February 20, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

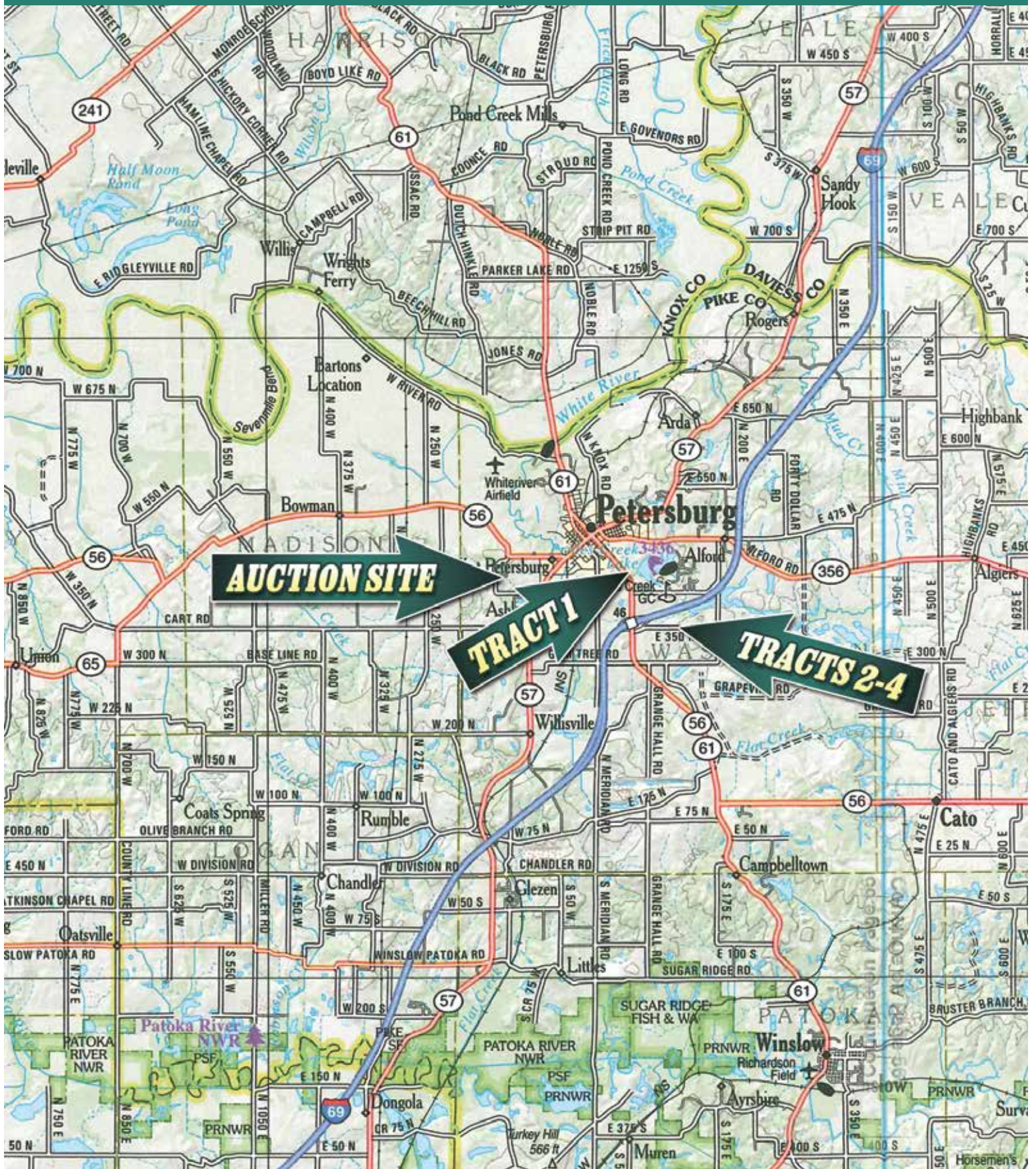
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

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

LOCATION & TRACT MAPS

LOCATION MAP



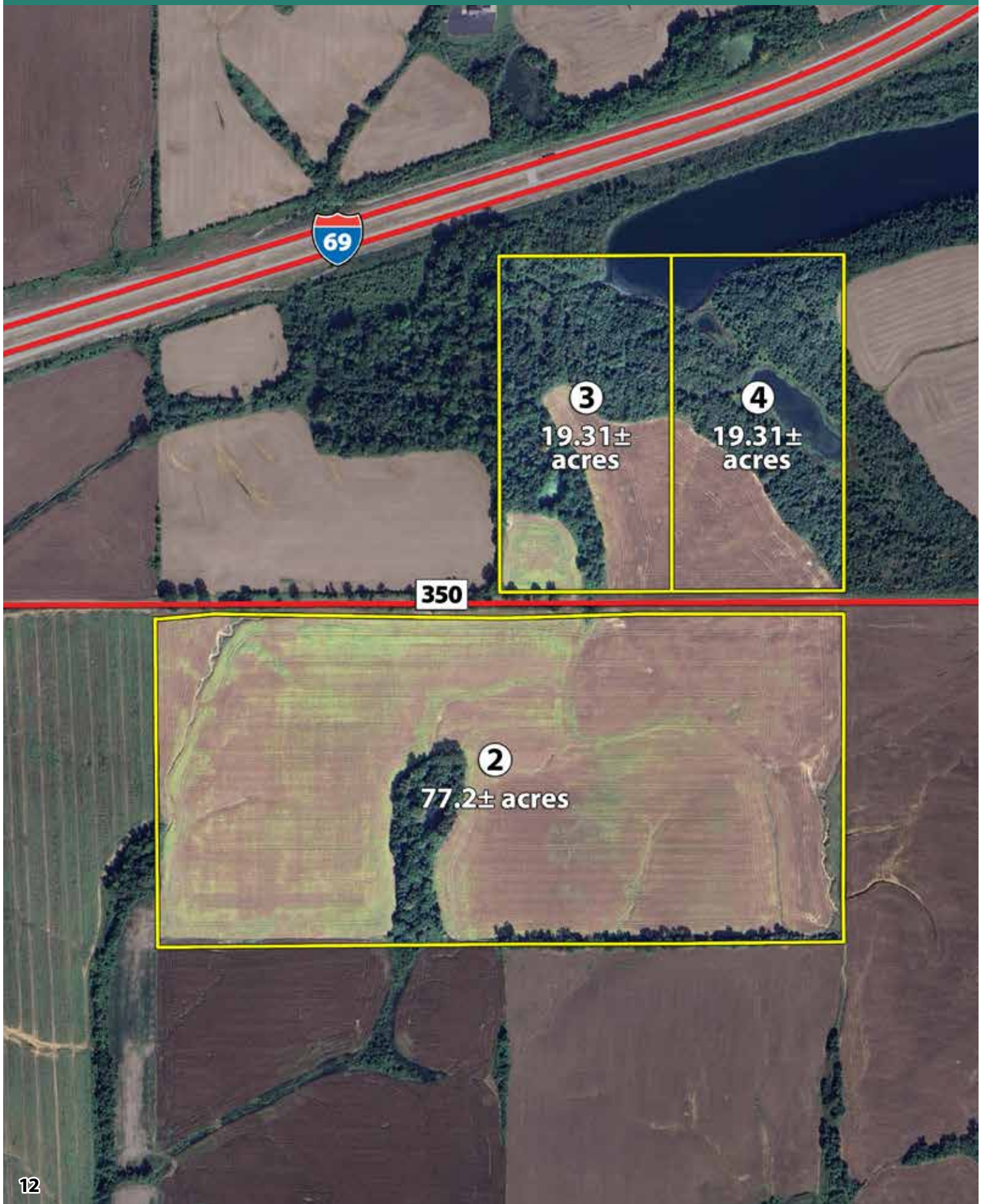
Auction Location: Pike County Fairgrounds 4-H Building (at Hornady Park), 1211 St. Rd. 56, Petersburg, IN 47567

Directions to Property: From the intersection of Hwy 61/56 & Hwy 57 in Downtown Petersburg, take Hwy 61/56 (9th St) southeast .7 mile to Tract 1. For Tracts 2, 3 & 4, continue another 1.4 miles (crossing I-69) to Co Rd 300 N, turn left & go 1.2 miles to Co Rd 175 E, turn left .5 mile to Co Rd 350 N, turn left & proceed .4 mile to Tracts 2,3 & 4.

TRACT MAPS - TRACT 1



TRACT MAPS - TRACTS 2-4



3
19.31±
acres

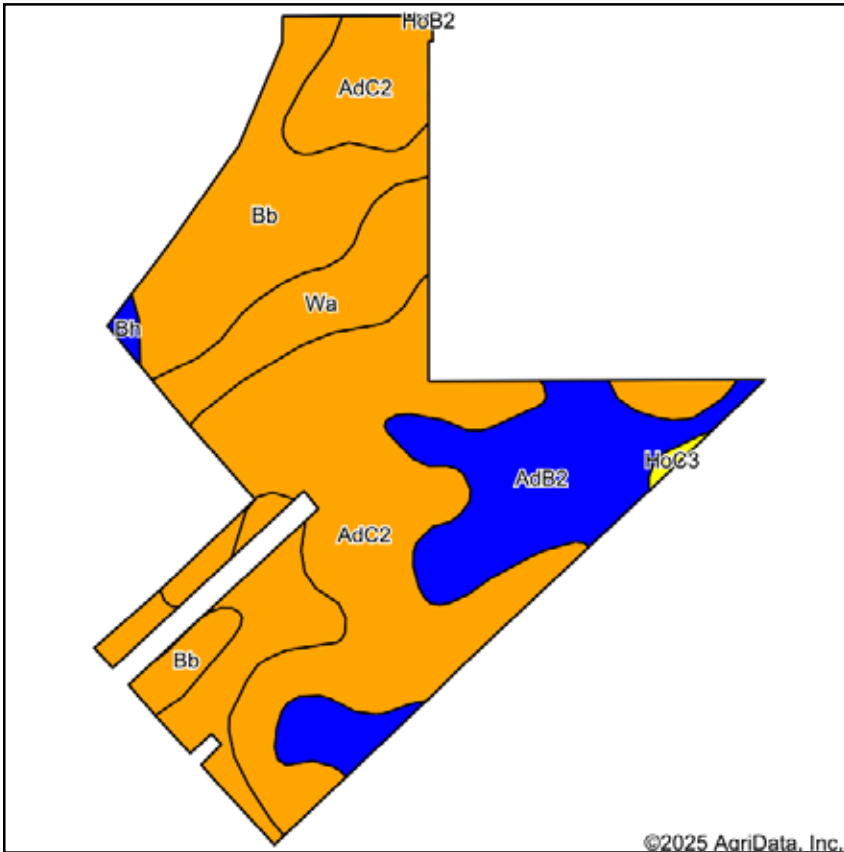
4
19.31±
acres

350

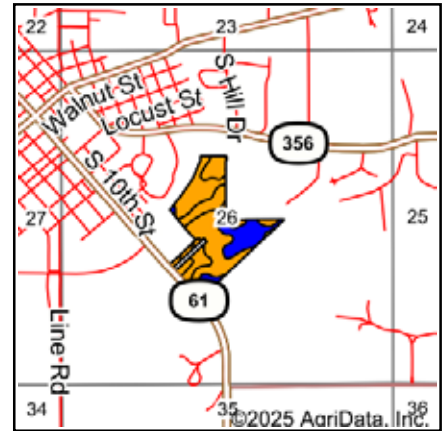
2
77.2± acres

SOILS MAPS

SOILS MAPS - TRACT 1



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Pike**
 Location: **26-1N-8W**
 Township: **Washington**
 Acres: **41.04**
 Date: **1/3/2025**

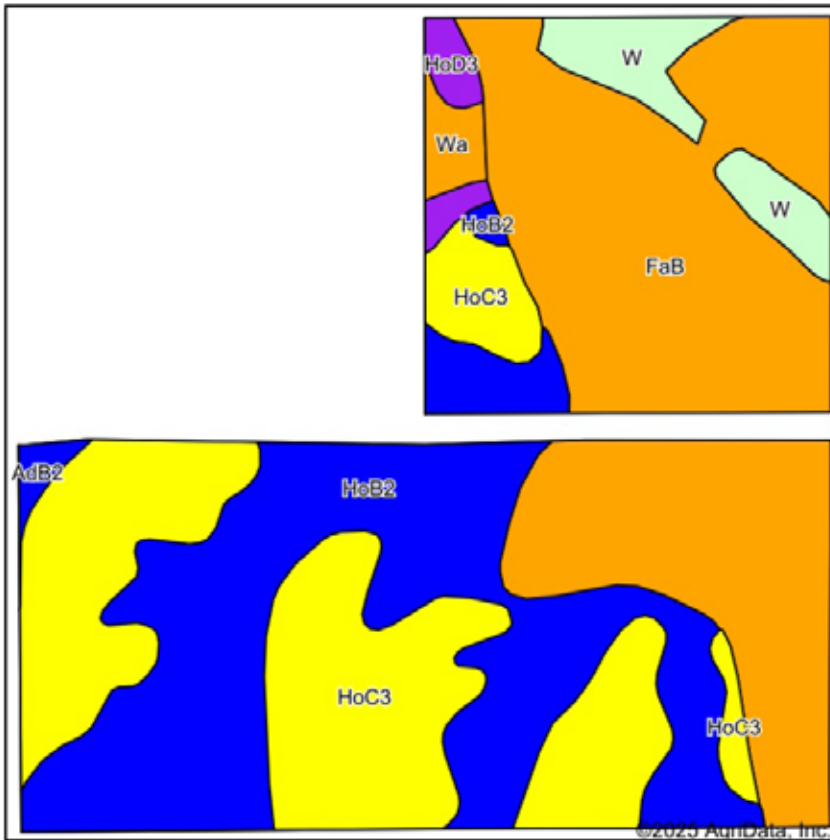


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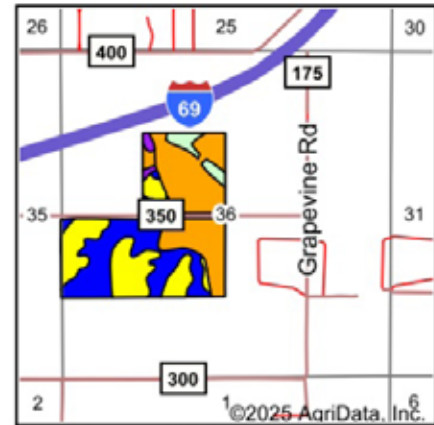
Area Symbol: IN125, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grain sorghum Bu	Grass legume hay Tons	Grass legume pasture AUM	Soybeans Bu	Winter wheat Bu
AdC2	Alford silt loam, 5 to 10 percent slopes, eroded	17.96	43.7%		IIIe	128	93	4	7	39	50
Bb	Beaucoup silty clay loam, 0 to 2 percent slopes, frequently flooded	7.75	18.9%		IIIw	141		4	7	47	55
AdB2	Alford silt loam, 2 to 5 percent slopes, eroded	7.62	18.6%		Ile	139	101	4	7	43	55
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	7.34	17.9%		IIIw	119		4	6	39	47
Bh	Birds silt loam, 0 to 2 percent slopes, occasionally flooded	0.21	0.5%		IIw	141		4	7	46	55
HoC3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	0.16	0.4%		Ive	90	72	2	4	29	37
Weighted Average					2.81	130.8	59.7	4	6.8	41.3	51.3

SOILS MAPS - TRACTS 2-4



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Pike**
 Location: **36-1N-8W**
 Township: **Washington**
 Acres: **119.72**
 Date: **1/3/2025**



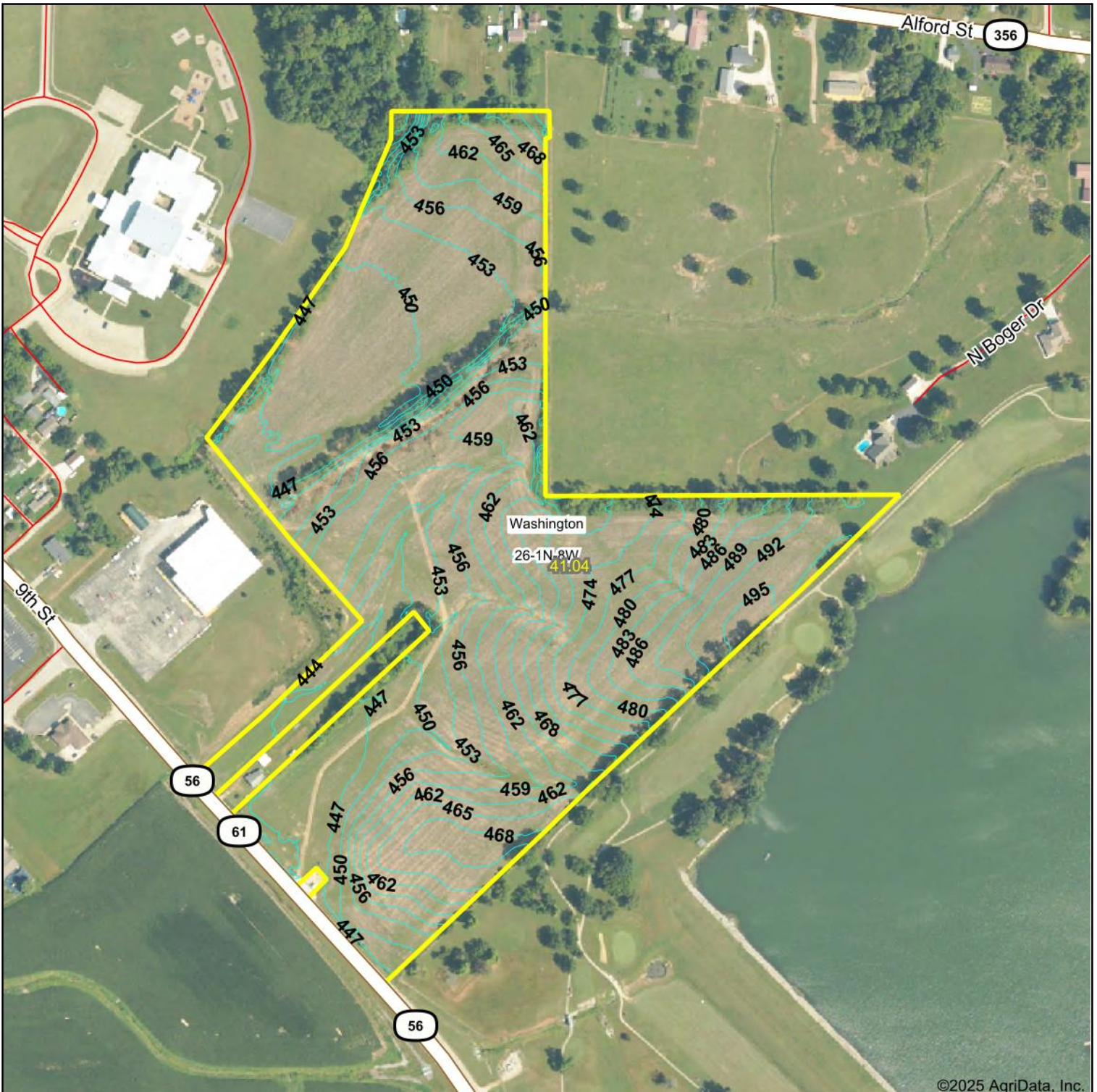
Area Symbol: IN125, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	
FaB	Fairpoint silt loam, reclaimed, 1 to 15 percent slopes	44.80	37.3%		IIle	3	135		5		9	47	68	
HoB2	Hosmer silt loam, 2 to 5 percent slopes, eroded	34.67	29.0%		Ile		116	90	3	5		37	47	
HoC3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	31.83	26.6%		IVe		90	72	2	4		29	37	
W	Water	4.77	4.0%											
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	1.39	1.2%		IIIw		119		4	6		39	47	
HoD3	Hosmer silt loam, 10 to 18 percent slopes, severely eroded	0.95	0.8%		VIe		82	62	2	3		26	33	
AdB2	Alford silt loam, 2 to 5 percent slopes, eroded	0.73	0.6%		Ile		139	101	4	7		43	55	
HkF	Hickory silt loam, 18 to 50 percent slopes	0.58	0.5%		VIIe									
Weighted Average						*-	1.1	110.9	46.3	3.4	2.6	3.4	36.9	50

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

TOPOGRAPHY MAPS

TOPOGRAPHY MAPS - TRACT 1



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Source: USGS 1 meter dem

Interval(ft): 3.0

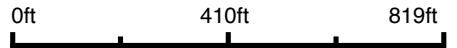
Min: 439.7

Max: 498.0

Range: 58.3

Average: 460.6

Standard Deviation: 13.55 ft



1/3/2025

26-1N-8W
Pike County
Indiana

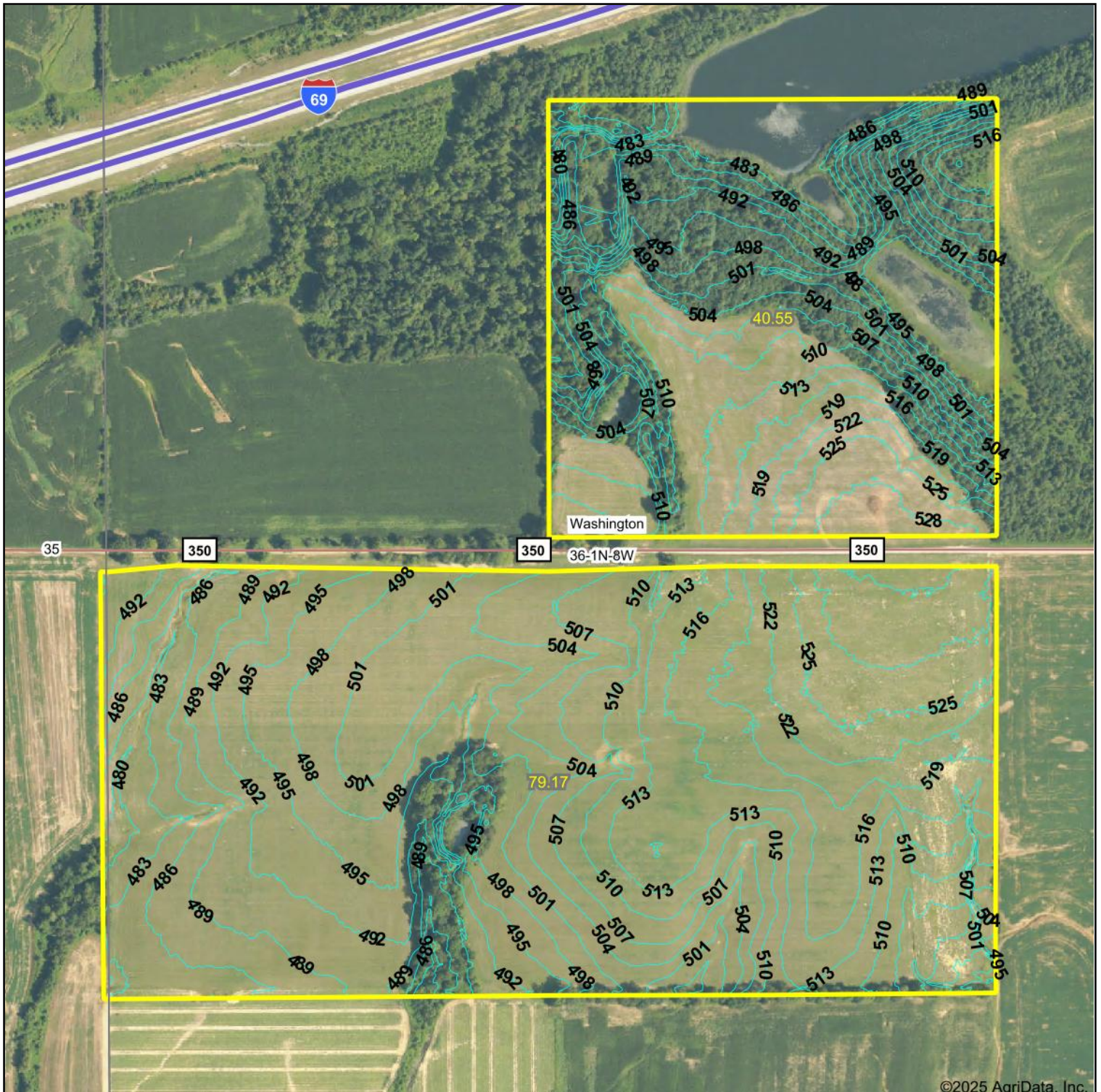
Boundary Center: 38° 29' 13.89, -87° 16' 5.09

Maps Provided By:



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TOPOGRAPHY MAPS - TRACTS 2-4



©2025 AgriData, Inc.



Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 470.1

Max: 533.3

Range: 63.2

Average: 503.6

Standard Deviation: 13.02 ft



1/3/2025

36-1N-8W
Pike County
Indiana

Maps Provided By:



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Boundary Center: 38° 28' 22.7, -87° 15' 14.41 **19**

FSA INFORMATION

FSA INFORMATION

INDIANA
PIKE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1528
Prepared : 1/2/25 12:11 PM CST
Crop Year : 2025

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/W/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
194.35	142.13	142.13	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	142.13	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	15.50	0.00	42	
Corn	61.20	0.00	110	
Soybeans	36.30	0.00	38	
TOTAL	113.00	0.00		

NOTES

Tract Number : 789
Description : H4-1A SEC 36,T1N, R8W WASHINGTON
FSA Physical Location : INDIANA/PIKE
ANSI Physical Location : INDIANA/PIKE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CAROLYN JOYCE WILSON TRUST
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
154.15	103.51	103.51	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
PIKE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1528
Prepared : 1/2/25 12:11 PM CST
Crop Year : 2025

Tract 789 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	103.51	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	11.70	0.00	42
Corn	46.20	0.00	110
Soybeans	16.50	0.00	38
TOTAL	74.40	0.00	

NOTES

Tract Number : 816

Description : G3-1B SEC 26, T1N, R8W/WASHINGTON
FSA Physical Location : INDIANA/PIKE
ANSI Physical Location : INDIANA/PIKE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CAROLYN JOYCE WILSON TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.20	38.62	38.62	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	38.62	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.80	0.00	42
Corn	15.00	0.00	110
Soybeans	19.80	0.00	38
TOTAL	38.60	0.00	

NOTES

FSA INFORMATION

USDA Farm 1528 Tract 816

2024 Certification map prepared on: 2/12/2024

Administered by: Pike County, Indiana

OP: [REDACTED]

40.2 Tract acres

OW: CAROLYN JOYCE WILSON TRUST

38.62 Cropland acres

Shares:

0 CRP acres

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2024-02-12 10:33:04

CRP TRS: 1N8W26

CLU Pike

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions



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



CLU	Acres	HEL	Contract	Prac	Yr	C	I
21	28.71	H					Y
Crop:							
Date:							
26	9.91	N					Y
Crop:							
Date:							

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or 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

FSA INFORMATION

USDA Farm 1528 Tract 789

2024 Certification map prepared on: 7/12/2024

Administered by: Pike County, Indiana

OP: ██████████

154.15 Tract acres

OW: CAROLYN JOYCE WILSON TRUST

103.51 Cropland acres

0 CRP acres

CRP TRS: 1N8W36

CLU Pike

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2024-07-12 12:04:56

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



CLU	Acres	HEL	Contract	Prac	Yr	C	I
1	4.16	H					Y
2	13.98	H					Y
16	60.08	H					Y
27	11.13	H					Y
30	2.35	H					Y
37	11.81	H					Y

Farm 1528 Tract 789

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or 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

FERTILIZER APPLICATION MAPS

FERTILIZER APPLICATION MAPS - TRACT 1

2024 Application: Turkey Manure

Field: Hardware Store South

Perkins Farms | Perkins Farms

Start: Nov 4, 2024 10:14 AM

End: Nov 4, 2024 4:28 PM

Operator Name: Evan



Work Totals

Area Applied: 35.4 ac

Applied Total: 102,259 lb

Target Total: 106,132.38 lb

Applied Rate: 2,890.9 lb/ac

Target Rate: 3,000.4 lb/ac

Performance

Speed: 5.7 mi/hr

Application Time: 1 hr 16 min

Fuel Rate (Area): 0.2 gal/ac

Productivity: 27.6 ac/hr

Total Fuel: 7.6 gal

Fuel Rate (Time): 5.9 gal/hr

Map: Applied Rate



Equipment

Banded Ag 8370R 118046: 1RW8370RCHD118046

Products

Turkey Manure

Work Notes

FERTILIZER APPLICATION MAPS - TRACT 1

2024 Application: Turkey Manure

Field: Hardware Store North

Perkins Farms | Perkins Farms

Start: Nov 4, 2024 10:09 AM

End: Nov 4, 2024 10:52 AM

Operator Name: Evan



Work Totals

Area Applied: 11.2 ac

Applied Total: 32,879 lb

Target Total: 33,661.17 lb

Applied Rate: 2,930.7 lb/ac

Target Rate: 3,000.4 lb/ac

Performance

Speed: 5.5 mi/hr

Application Time: 25 min

Fuel Rate (Area): 0.2 gal/ac

Productivity: 26.6 ac/hr

Total Fuel: 2.4 gal

Fuel Rate (Time): 5.8 gal/hr

Map: Applied Rate



Equipment

Banded Ag 8370R 118046: 1RW8370RCHD118046

Products

Turkey Manure

Work Notes

FERTILIZER APPLICATION MAPS - TRACT 2

2024 Application: Turkey Manure

Field: Wilson

Perkins Farms | Perkins Farms

Start: Sep 3, 2024 12:46 PM

End: Sep 4, 2024 1:54 PM

Operator Name: Chris



Work Totals

Area Applied: 109.5 ac

Applied Total: 516,435 lb

Target Total: 523,678.5 lb

Applied Rate: 4,715.5 lb/ac

Target Rate: 4,781.8 lb/ac

Performance

Speed: 5.8 mi/hr

Application Time: 3 hr 54 min

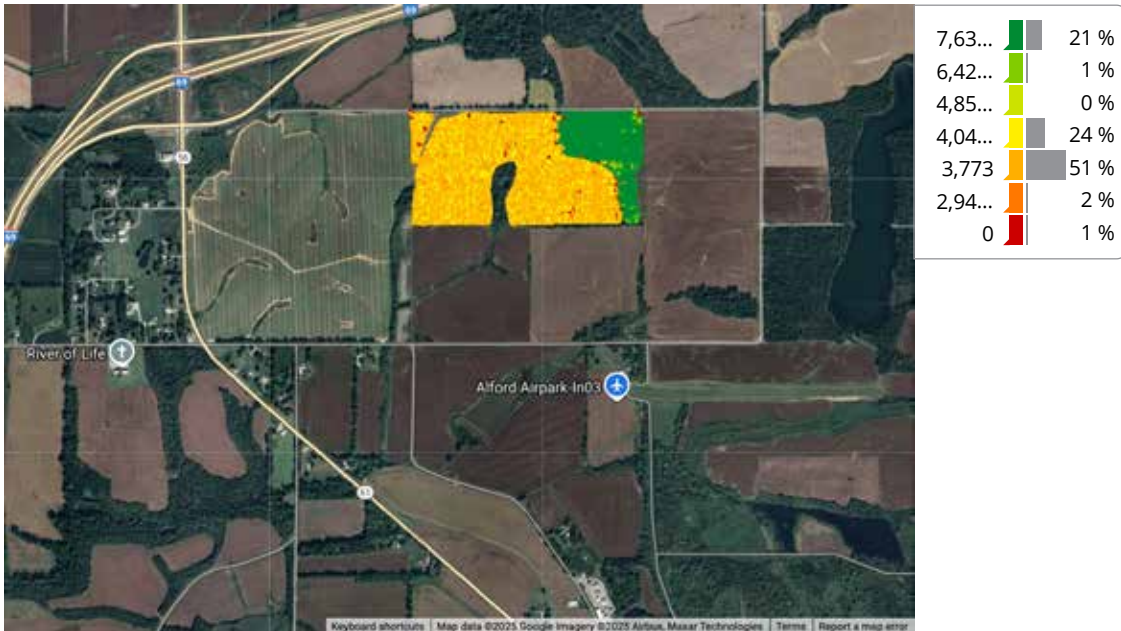
Fuel Rate (Area): 0.2 gal/ac

Productivity: 28.1 ac/hr

Total Fuel: 22.7 gal

Fuel Rate (Time): 5.8 gal/hr

Map: Applied Rate



Equipment

Banded Ag 8370R 118046: 1RW8370RCHD118046

Products

Turkey Manure

Work Notes

TAX INFORMATION

TAX INFORMATION - TRACT 1

Property Record Page (General)

printed 1/30/2025 (page 1 of 6)

Owner and General Parcel Information

OwnerName	Wilson, Carolyn Joyce, Trustee
StateParcelNumber	63-02-26-900-021.000-011
ParcelNumber	63-02-26-900-021.000-011
MapNumber	
RoutingNumber	0.000
LegalDescription	011-00222-00 PT EH WH & PT NW SE 26 1N 8 38.95A
Acreage	38.9500
LocationAddress	N ST RD 61 PETERSBURG, IN 47567-0000
OwnerAddress	156 N Main St Greenville, KY 42345-1557
DeedBook	223
DeedPage	20
Document	

TAX INFORMATION - TRACT 1

Property Record Page (Payments)

printed 1/30/2025 (page 5 of 6)

Payments History Information

Tax Year	As Of	#	Amount
2023 PAY 2024			
	11/07/2024	Unk	743.05
	05/08/2024	Unk	743.05
2022 PAY 2023			
	11/09/2023	Unk	589.05
	04/27/2023	Unk	589.05
2021 PAY 2022			
	11/04/2022	Unk	508.5
	05/04/2022	Unk	508.5
2020 PAY 2021			
	10/28/2021	Unk	503.37
	05/10/2021	Unk	503.37
2019 PAY 2020			
	11/13/2020	Unk	613.17
	04/30/2020	Unk	613.17

TAX INFORMATION - TRACT 1

Property Record Page (General)

printed 1/30/2025 (page 1 of 6)

Owner and General Parcel Information

OwnerName	Wilson, Carolyn Joyce, Trustee
StateParcelNumber	63-02-26-425-014.000-012
ParcelNumber	63-02-26-425-014.000-012
MapNumber	
RoutingNumber	0.000
LegalDescription	012-00666-00 PT NW 26 1N 8 1.1A
Acreage	1.1000
LocationAddress	E ALFORD RD PETERSBURG, IN 47567-0000
OwnerAddress	156 N Main St Greenville, KY 42345-1557
DeedBook	223
DeedPage	20
Document	

TAX INFORMATION - TRACT 1

Property Record Page (Payments)

printed 1/30/2025 (page 5 of 6)

Payments History Information

Tax Year	As Of	#	Amount
2023 PAY 2024			
	11/07/2024	Unk	92.88
	05/08/2024	Unk	92.88
2022 PAY 2023			
	11/09/2023	Unk	92.88
	04/27/2023	Unk	92.88
2021 PAY 2022			
	11/04/2022	Unk	85.41
	05/04/2022	Unk	85.41
2020 PAY 2021			
	10/28/2021	Unk	82.36
	05/10/2021	Unk	82.36
2019 PAY 2020			
	11/13/2020	Unk	80.58
	04/30/2020	Unk	78

TAX INFORMATION - TRACT 2

Property Record Page (General)

printed 1/27/2025 (page 1 of 6)

Owner and General Parcel Information

OwnerName	Wilson, Carolyn Joyce, Trustee
StateParcelNumber	63-02-36-300-014.000-011
ParcelNumber	63-02-36-300-014.000-011
MapNumber	
RoutingNumber	0.000
LegalDescription	011-00428-00 NH SW 36 1N 8 77.203A SURF TRACT 2 FILE NO 24-050-00
Acreage	77.2030
LocationAddress	W CR 350 N PETERSBURG, IN 47567-0000
OwnerAddress	196 Blueridge Dr Frankfort, KY 40601-1487
DeedBook	226
DeedPage	289
Document	

TAX INFORMATION - TRACT 2

Property Record Page (TaxBill)

printed 1/27/2025 (page 4 of 6)

TaxBill History Information

Tax Year	Spring	Fall	Due
2022 PAY 2023			
	851.87	851.87	0
2021 PAY 2022			
	785.3	785.3	0
2020 PAY 2021			
	779.15	779.15	0
2019 PAY 2020			
	947.9	947.9	0

TAX INFORMATION - TRACTS 3 & 4

Property Record Page (General)

printed 1/30/2025 (page 1 of 6)

Owner and General Parcel Information

OwnerName	Wilson, Carolyn Joyce, Trustee
StateParcelNumber	63-02-36-200-012.000-011
ParcelNumber	63-02-36-200-012.000-011
MapNumber	
RoutingNumber	0.000
LegalDescription	011-00428-01 SE NW 36 1N 8 38.618A SURF TRACT 1 FILE NO 24-050-00
Acreage	38.6180
LocationAddress	W CR 350 N PETERSBURG, IN 47567-0000
OwnerAddress	196 Blueridge Dr Frankfort, KY 40601-1487
DeedBook	226
DeedPage	289
Document	

TAX INFORMATION - TRACTS 3 & 4

Property Record Page (Payments)

printed 1/30/2025 (page 5 of 6)

Payments History Information

Tax Year	As Of	#	Amount
2023 PAY 2024			
	11/07/2024	Unk	279.89
	05/08/2024	Unk	279.89
2022 PAY 2023			
	11/09/2023	Unk	220.89
	04/27/2023	Unk	220.89
2021 PAY 2022			
	11/04/2022	Unk	193.76
	05/04/2022	Unk	193.76
2020 PAY 2021			
	10/28/2021	Unk	220.42
	05/10/2021	Unk	220.42
2019 PAY 2020			
	11/13/2020	Unk	268.2
	04/30/2020	Unk	268.2

PHOTOS

PHOTOS

Tract 2



Tracts 3 & 4



PHOTOS

Tracts 3 & 4



Tracts 3 & 4



PHOTOS

Tracts 3 & 4



PHOTOS



PHOTOS



PHOTOS



Tract1



PHOTOS



PHOTOS

Tract 1





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