

In 1837 John Harris received the land patent (original purchase) from the government for the quarter section containing what would become 516 E. Main Street. The next owner that appears, on the 1865 map of Lincoln Township, is a N. Baxter. There appears to be a structure on the property, but there is no way to tell if this is the old farmhouse under the drywall, or if it was replaced by later owners.

The next owners to appear, on the 1878 map, were Christopher and Caroline Trucksess. Immigrant farmers from Germany, they owned a parcel of farmland on a more developed East Main Street. It is possible the old farmhouse belonged to them, as their residence is indicated on the 1878 Lincoln Township map. After Christopher Trucksess' 1904 death the land went to their son French Edward Trucksess, who built the house at 530 East Main (see photo) that stood where the Papa John's building is now. French E. Trucksess became a singing evangelist and his son (French) Clement Trucksess went to the Heron art school before joining the faculty at the University of Colorado.

Tax records indicate the French Trucksess began selling off his land around 1936. Records are sketchy for a time, but by 1943 the parcel upon which 516 East Main stands was owned by Lloyd V. Pedigo and his wife Mamie. Lloyd owned a service station in Brownsburg, before moving to Plainfield in 1949 and opening a Marathon station.

After 1943 ownership records are clear. Russell and Mary Hardesty purchased the property in 1951, followed by Earl and Pearl Neese in 1963. The Neeses or their descendants owned it until 2004, when it was sold to the Mark IV Company. In 2005 M&G Ventures, the owner before you, purchased it.

Certificate.
No 22 (669)

The United States of America,

To all to whom these presents shall come, Greeting:

Whereas, John Harris, of Hendricks County, Indiana, has deposited in the General Land Office of the United States, a certificate of the Register of the Land Office at Crawfordsville, whereby it appears that full payment has been made by the said John Harris, according to the provisions of the act of Congress of the 24th of April, 1820, entitled "An act making further provision for the sale of the Public Lands," for the North East quarter of the South West quarter and North West quarter of the South East quarter of Section eleven, in Township sixteen North, of Range one, East, in the District of lands subject to sale at Crawfordsville, Indiana, containing eighty acres, according to the official plat of the survey of the said Lands, returned to the General Land Office by the Surveyor General, which said tract has been purchased by the said John Harris.

NOW KNOW YE, That the **UNITED STATES OF AMERICA,** in consideration of the premises, and in conformity with the several acts of Congress, in such case made and provided, have given and granted, and, by these presents, do give and grant, unto the said John Harris, and to his heirs, the said tract above described: To Have and to Hold the same, together with all the rights, privileges, immunities and appurtenances, of whatsoever nature thereunto belonging, unto the said John Harris, and to his heirs and assigns forever.

In testimony whereof, I, Martin Van Buren

PRESIDENT OF THE UNITED STATES OF AMERICA, have caused these Letters to be made patent, and the seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the Eighteenth day of March in the year of our Lord one thousand eight hundred and thirty seven and of the Independence of the United States the sixty first.

By the President:

Martin Van Buren

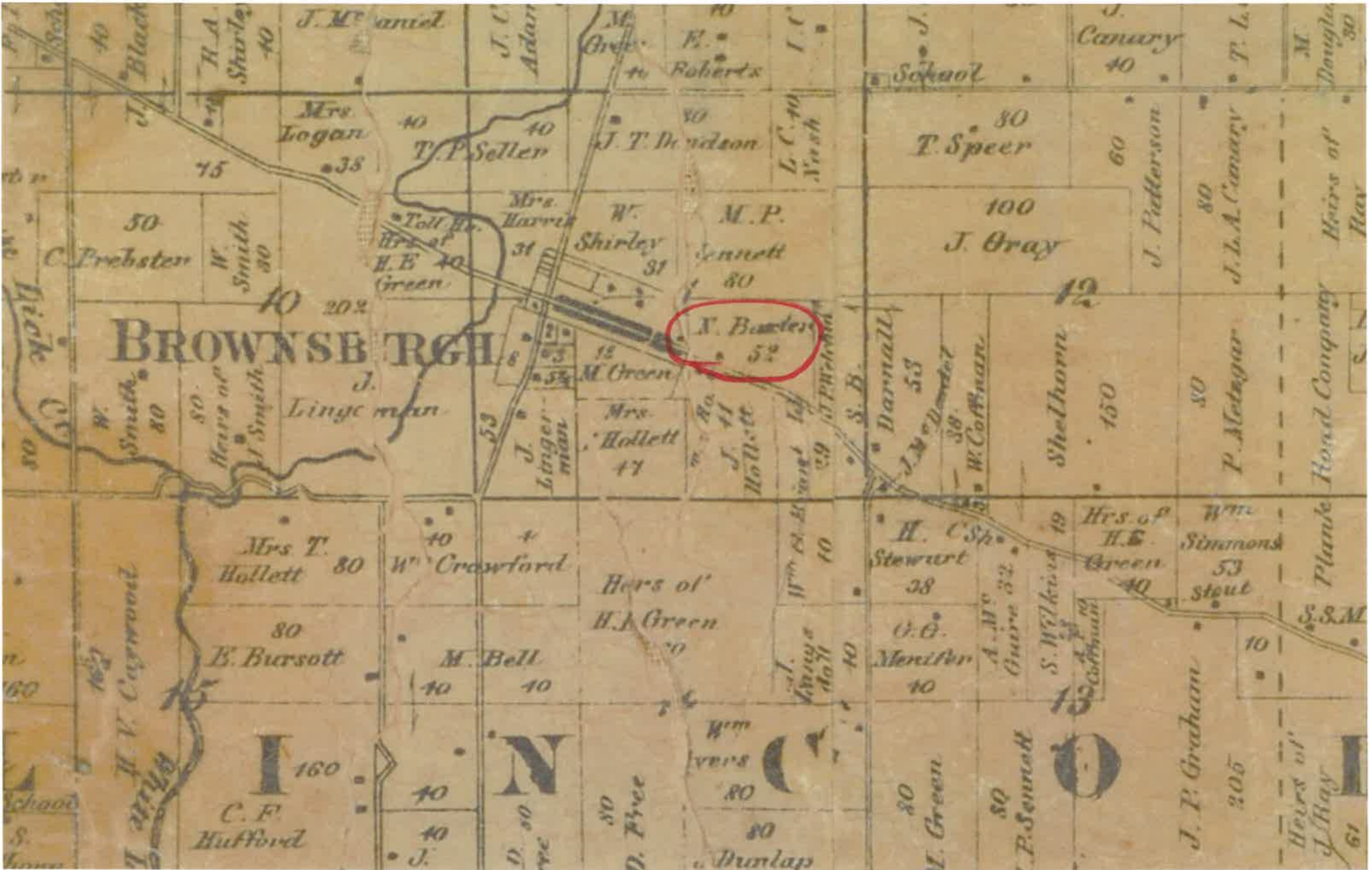
Hudson M. Garland Recorder

By N. Van Buren Secy.

Commissioner of the General Land Office.

1607586
707626
1774772
L.S.

1865



White Lick Cr.

BROWNSBURG

I. C. Nash.

T. P. Sellers

J. T. Davison

40 A.

40 A.

40 A.

40 A.

E. A. Davis
23 A.

C. Trucksess

80 A.

WATTS & HOPKINS
ADD.

GRAHAM
SENNETT
ADD.

ORIGINAL
ADD.

GREENS
ADD.

Dr. T. A. Graham
775 A.

SELLERS
ADD.
OF OUT
LOTS

BURN'S
ADD.

MORGAN'S
ADD.
Public School

M. W. Groves
11 A.

C. Trucksess
80 A.

3,823 A. 4,34 A. 4,54 A. 6,93 A.

White Lick Creek
E. D. Otin
27,28 A.

F. M. Hughes
830

L. S. Hunter
557

J. C. Hill
288

J. L. Ingeman
17 A.

Polly Meyers
235

Jane Welford
75

J. N. Tout
250

T. W. Quinn
1 A.

W. K. Clark
1 A.

1878

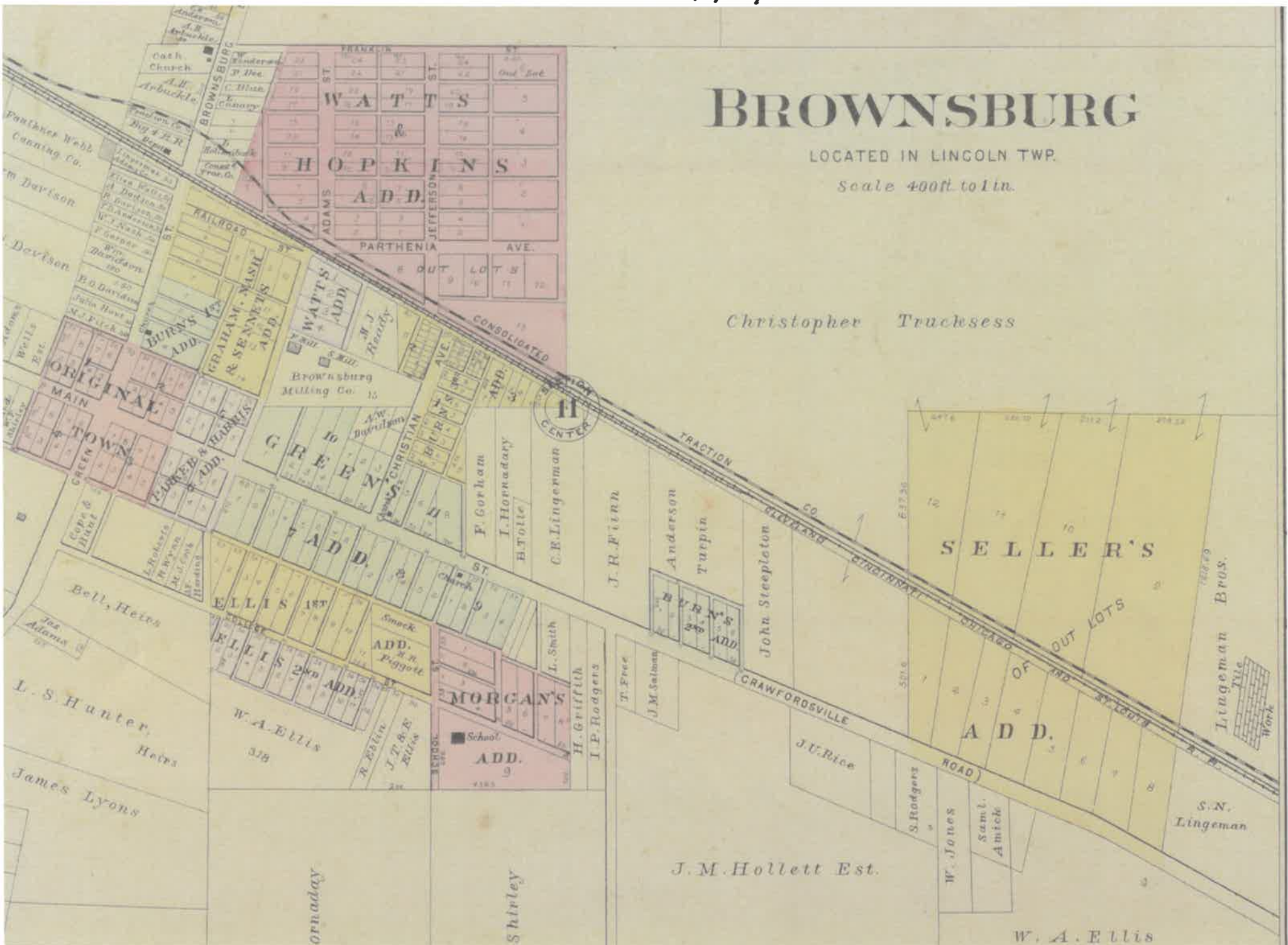
1904

BROWNSBURG

LOCATED IN LINCOLN TWP.

Scale 400ft to in.

Christopher Truchsess



J. M. Hollett Est.

W. A. Ellis

Pedigo, Lloyd V. & Mamie

PT NW $\frac{1}{4}$ SE $\frac{1}{4}$ 11-16-1E 0.60 A

Brownsburg

TAXING UNIT

71-8-01

KEY NUMBER

YEAR	KEY NUMBER	LAND	BUILDINGS	TOTAL VALUATION	EXEMPTION	NET VALUE	J.P.	TRANSFERS TO	DATE OF INST'NT	DATE OF TRANSFER	KIND OF INST'NT	ALL OR PART
1941												1
												2
												3
												4
1942												5
												6
												7
												8
1943	72-8-01	40	600	640		640						9
												10
												11
												12
1944	71-8-01			640	320-	320						13
												14
												15
												16
1945	71-8-01			640	320-	320						17
												18
												19
												20
1946	71-8-01			640	320-	320						21
												22
												23
												24
1947	71-8-01			640	320-	320						25
												26
												27
												28
1948	71-8-01			640	320-	320						29
												30
												31
												32

FORM PREPARED BY STATE BOARD OF ACCOUNTS
COUNTY FORM NO. 14 A, 1941

REAL ESTATE VALUATION AND TRANSFER RECORD
HENDRICKS COUNTY, INDIANA

11-18-1E 0.60A

PT NW SE 11-18-1E 0.60A

BROWNSBURG

TAKING UNIT

71 - 8-01

KEY NUMBER

57 12.10

YEAR	KEY NUMBER	LAND	BUILDINGS	TOTAL VALUATION	EXEMPTION	NET VALUE	J.P.	TRANSFERS TO	DATE OF INST'Y	DATE OF TRANSFER	KIND OF INST'Y	ALL OR PART
1949	71-8-01			640	320-	320						
1950	71-8-01	550	1210	1760	320	1760	5.76	PEDIGO, Lloyd V. & Marie	6-23-50	6-24-50	WD	D. of Cr all
1951	71-8-01			1760	880-	880	30.54	HARDESTY, RUSSELL & MARY	2/19/51	2/20/51	wd	all
1952	71-8-01	550	1210	1760	880-	880	17.51					
1953	71, 8, 1	550	1,210	1,760	880	880	16.80					
1954	71-8-01	550	1210	1760	880-	880	20.50					
1955	71, 8, 1	550	1,210	1,760	880	880	19.22					
1956	71, 8, 1	550	1,210	1,760	800	960	22.26					
					800	960	28.90					

FORM PREPARED BY STATE BOARD OF ACCOUNTS
COUNTY FORM NO. 74 L, 1941

REAL ESTATE VALUATION AND TRANSFER RECORD
HENDRICKS COUNTY, INDIANA

XXXXXXXXXXXXXXXXXXXX

PT NW SE 11-16-1E 0.60A

BROWNSBURG TAXING UNIT

71-8-01 KEY NUMBER

1000 3340
 1400 1400
 550 1210

YEAR	KEY NUMBER	LAND	BUILDINGS	TOTAL VALUATION	EXEMPTION	NET VALUE	A. P.	TRANSFERS TO	DATE OF INST'NY	DATE OF TRANSFER	KIND OF INST'NT	ALL OR PART
1957	71, 8, 1	550	1,210	1,760	880	880		NEESE, Earl & Pearl	3/14/63	3/16/63	WD	ALL
					880	23.85						
1958	71, 8,	550	1,210	1,760	880	880						
					880	27.46						
1959	71, 8, 1	550	1,210	1,760	880	880						
					880	31.33						
1960	71, 8, 1	550	1,210	1,760	650	1,110						
					650	38.96						
1961	71,8,01	550	1,210	1,760	880	880						
					880	33.26						
1962	71-8-01	1,000	1,400	2,400	390	2,010						
					390	72.46						
1963	71-8-1	1,000	1,400	2,400	1,000	1,400						
					1,000	44.70						
1964	71-8-01	1,000	3,340	4,340	1,000	3,340						
			11940		1,000	116.79						

FORM PREPARED BY STATE BOARD OF ACCOUNTS
 COUNTY FORM NO. 78-L-10A

REAL ESTATE VALUATION AND TRANSFER RECORD
 HENRICKS COUNTY, INDIANA

NEESE, EARL W. NEESE, EARL W.

PT NW SE 11-16-1E 0.50A

140-0100-00364

BROWNSBURG TAXING UNIT

71-8-01 KEY NUMBER

1000 3620

YEAR	KEY NUMBER	LAND	BUILDINGS	TOTAL VALUATION	EXEMPTION	NET VALUE	J. P.	TRANSFERS TO	DATE OF INSTNT	DATE OF TRANSFER	HIND OF INSTNT	ALL OR PART
1965	71-8-1	1,000	3,340	4,340		4,340		NEESE, Earl W. N. 2 Box 3100, Port Richey, Florida 33568	5/25/68	6/1/68	QCD	all
1966	71, 8 1	1,000	3,340	4,340		4,340		NEESE, EARL W., JERRY L. NEESE & JOY NEESE LEPPERT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON 516 E. MAIN, BROWNSBURG IN 46112	11/5/82	11/24/82	WD	ALL
1967	71, 8 1	1,000	3,340	4,340		4,340						
1968	71, 8 1	1,000	3,620	4,620		4,620						
1969	71, 8 1	1,420	4,370	5,790	1,000	4,790						
1970	71, 8 1	1,420	4,370	5,790	1,000	4,790						
1971	71, 8 1	1,420	4,370	5,790	1,000	4,790						
1972	71, 8 1	1,420	4,370	5,790	1,000	4,790						

TOTAL PREVIOUSLY PAID OF ACCOUNTS 71-8-1 1,420 4,370 5,790 5,790

Summary

Parcel ID 32-07-11-415-028.000-016
 Bill ID 014-111611-415028
 Reference #
 Property Address 516 E Main St
 Brownsburg, IN, 46112
 Brief Legal Description Pt Nw Se 11-16-1e 0.7 Ac 14.71-8-1
 (Note: Not to be used on legal documents)
 Class COMMERCIAL AUTO SALES & SERVICE
 Tax District Town Of Brownsburg
 Tax Rate Code 79 - Advertised Tax Rate
 Property Type 67 - Commercial
 Mortgage Co N/A
 Last Change Date



Owner

Deeded Owner
 ASH VENTURES LLC
 1274 River Ridge Dr
 Brownsburg, IN 46112

Taxing District

County: Hendricks
 Township: LINCOLN TOWNSHIP
 State District: 016 BROWNSBURG TOWN
 Local District: 014
 School Corp: BROWNSBURG COMMUNITY
 Neighborhood: 4991450 Town-Excellent-AC-14

Site Description

Topography:
 Public Utilities:
 Street or Road:
 Area Quality: Static
 Parcel Acreage: 0.7

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
PRIMARY		0	0	0.70	\$200,000.00	\$200,000.00	\$140,000.00	\$0.00	\$140,000.00

Commercial Buildings

Description	C/I/Building 1				Use Area Not In Use	660	4,224
	SB	B	1	U			
Wall Type		1	1		0	0	
Heating		660	810		Utility / Storage	Utility / Storage	
A/C		660	810		Floor	2	1
Sprinkler							
Plumbing RES/CI		#	TF	#	TF		
Total		0	0	3	3		

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
C/I Building 1	100	D	1967	1967	F	1.01	4884	1	1.14
Barn, Pole (T3)	100	C	2006	2006	A	1.01	546	1	0.65

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
11/18/2021	ASH VENTURES LLC	WD		\$382,700.00
5/6/2005	M&G VENTURES LLC		0/0	\$0.00
7/29/2004	MARK IV COMPANY		528/857	\$0.00
7/29/2004	NEESE, JERRY L		528/854	\$0.00
	NEESE EARL W			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
11/18/2021	M & G VENTURES LLC				WD
5/6/2005	MARK IV COMPANY				CWD
7/29/2004	NEESE JERRY L & MARK IV COMPANY	QCD	528	857	
7/29/2004	NEESE JERRY L & LEPPERT JOY N AS TEN IN COMMON	QCD	528	856	
7/29/2004	Neese Earl W	PRD	528	854	
3/21/1991	Unknown At Conversion	Conversion	0	0	

Valuation

Assessment Year	2021	2020	2019	2018	2017
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Deaths in Brownsburg

BROWNSBURG, Ind., Jan. 25.—(Spl.)—
D. S. Gorham, township assessor; died
of heart trouble while sitting in a chair
at his home. He was well known in
Hendricks county.

Mrs. Christopher Truckses died, Fri-
day, after a long illness. Her husband
is in a critical condition from cancer of
the face.

Indianapolis Sun, Indianapolis, Indiana, US

January 25, 1902, Page 6

<https://newspaperarchive.com/obituary-clipping-jan-25-1902-3192394/>

NEWSPAPERARCHIVE

Over the County.

Plainfield proposes to stop Sabbath opening of groceries and drygoods stores.

W. R. Jewell, of Danville, Illinois, will be the Memorial day speaker at Brownsburg.

Christopher Trucksess, formerly of Brownsburg, lies at the point of death in a Lafayette hospital from cancer.

Danville Republican, Danville, Indiana, US

May 12, 1904, Page 4

<https://newspaperarchive.com/obituary-clipping-may-12-1904-3192397/>

NEWSPAPERARCHIVE



530 E. Main St.

TO WED AT VALLEY FORGE.



MISS FRANCES HOAR.



CLEMENT TRUCKSESS.

The marriage of Miss Frances Hoar of Philadelphia, Pa., and Clement Trucksess, formerly of Brownsburg, but more recently of New York, both well known in Indiana art circles, will take place at 11:30 o'clock this morning in the chapel of the Washington Memorial at Valley Forge, Pa., the ceremony to be performed by the Rev. W. Herbert Burk, Episcopal clergyman in charge of the chapel.

Mr. Trucksess's father and mother and brother went to Philadelphia the first of the week to attend the marriage ceremony.

Mr. Trucksess was an honor student in the Herron art school, and after his graduation was for some time an assistant in the department of drawing. He had a scholarship from the school to do advanced study in New York and studied for two years under Eugene Savage in the

art school of Yale, where he won several awards. Upon his graduation he received a scholarship from Yale entitling him to one summer's study in Paris.

Mr. Trucksess opened a studio in New York and among his commissions was that of mural painting for churches.

This fall Mr. Trucksess will take up his new work in the West as a member of the faculty in the art department of Colorado university.

Miss Hoar came to Indianapolis several years ago to teach design in the Herron art school, having received her art training in Philadelphia, her home town. She also took the place of Miss Ethelwynn Miller, who had a year's leave of absence, as head of the teachers' training department. Her work in the Herron summer school at Winona Lake brought her prominently before many art teachers over Indiana who studied in her classes during their vacation.

Indianapolis Star 8/31/1927 p.6

LLOYD V. PEDIGO, 84, Brownsburg, died Saturday. Services will be at 1 p.m. Monday in Matthews Mortuary, Brownsburg, with calling from 3 p.m. to 9 p.m. today. He owned Pedigo Car Sales 20 years, retiring in 1979. He was a member of Faith Congregational Church. Survivors: wife, Mamie Smith Pedigo; daughters, Gertrude Griner and Joyce Newby; sons, Robert and Charles W. Pedigo; sisters, Crystal Sering and Bernice Wilson; 14 grandchildren; 30 great-grandchildren.

NEW LOW PROFILE U.S. ROYAL MASTER TIRE SERVICE COMPANY



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MEIrose 5-5447
Indianapolis, Ind.

"THE HOUSE THAT BACKS YOUR TIRE PERFORMANCE"

BUY THIS REVOLUTIONARY NEW TIRE AT ANY OF THE FOLLOWING DEALERS

NORTH

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- Deans Shell Service
Carmel, Indiana
- Coopridge Shell Service
4581 N. Illinois St.
- Drago's Shell Service
4841 N. Pennsylvania St.
- Sage Shell Service
38th and Fall Creek Pkwy.
- Trot's Shell Service
2479 N. Meridian St.
- Dave Waite Shell Service
121 West 38th St.
- Ted's Texaco Service
38th and Meridian St.

- Taylor's Service
1822 Prospect St.
- Bayer Standard Service
3006 South Holt Road

EAST

- Hilman Shell Service
1534 N. Emerson St.
- Bob Kearns Shell Service
10th and Emerson
- Tinkle Shell Service
1001 Dearborn
- Tucker's Shell Service
506 E. Market St.
- Cardis Sinclair Service
3720 E. Washington St.

MOORESVILLE

- Vestal Motor Company
Mason Farm Store (R.R. No. 2)

GREENFIELD

- Murphy Bros. Gulf Service
- Redman Sun Glo Service
- Redacker Standard Service
- Sims Standard Service
(R.R. Gem)
- Andis Motors

NOBLESVILLE

- Hare & Son Chevrolet Co.
- Kinzer Marathon Service
- Don Hinds Ford Sales
- Lendis Marathon Service

ZIONSVILLE

- Smith Sinclair Service
- Wilkey Standard Service
- Tom Harris Chevrolet Co.

- Hooper's Gulf Service
New Palestine, Indiana
- Johson's Garage
R.R. No. 1, Cicero, Indiana

- Audrey & Kewps Sinclair Service
McCordsville, Indiana

- Bennett's Sun Glo Service
Pendleton, Indiana

- Blanch Chevrolet Company
Brownsburg, Indiana

- Pedigo Service Station
Brownsburg, Indiana

- Budget Tire Sales
Anderson, Indiana

- Broadway Sales Company
Anderson, Indiana

- D & D Marathon Service

- Fagarty Tire Company
Lafayette, Indiana
- Mahaffie's Service Station
Logansport, Indiana

- Kenny-Bob Tire Sales
Marion, Indiana

- George Marquest
Marshall, Indiana

- Hood's Garage
Milroy, Indiana

- Clyde Marley
Monrovia, Indiana

- Doug's Service
Monticello, Indiana

- Plainfield Oil Co., Inc.
Mt. Meridian, Indiana

- New Castle Tire Store
New Castle, Indiana



valued at \$1291.00 equipped with low pressure tires, rear view mirror automatic windshield wiper, four-wheel brakes, and the new double-focus headlights; an all-expense-paid trip to Yellowstone National Park; a \$135 Freshman Radio receiving set; a \$110 diamond ring; and numerous cash prizes." On March 13, prizes were awarded. The winners were: Kathleen Canary of Pittsboro, first; Mrs. Powell, second; Edna Neal, third; Leota Neal, fourth; and LaRuth Scherer, fifth.

Campbell was forced to retire in 1936 due to failing health. Levi P. Anderson became the new owner. Anderson made use of many local pictures in his paper and his column "round the 'Burg 'n' this 'n' that" became quite popular. He changed the publication day to Thursday since it was better for housewives to get the grocery ads before doing their Friday evening marketing. Anderson was forced to retire due to ill health. In March 1953, he sold The Record to Don Campbell, the son of George Guy Campbell.

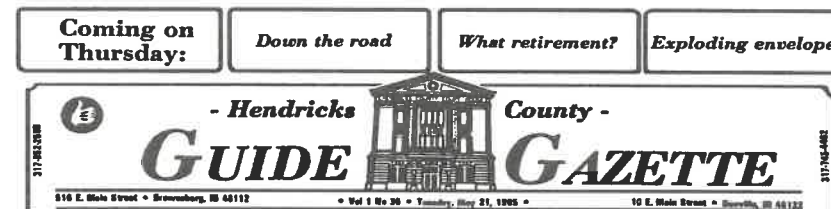
Don Campbell and wife Jean purchased the paper along with Don's brother Bob and wife Maxine. In 1954, Don was promoted to business manager of The Indianapolis Star and found his two jobs to be too much responsibility. He turned his interest in The Record over to his brother Bob and sister-in-law Maxine. Eventually, Don became Real Estate Feature Writer and Consumer Columnist for The Los Angeles Times.

Floyd Hufford worked for The Record in 1964. To demonstrate the difficulty in publishing the paper, it was Hufford's responsibility to take the copy after it was ready for publication to Zionsville to be set in Friden's. In other words, it was typed in columns and then taken on to Franklin for the paper to be put together and shot by camera, a process taking three to four hours. At that time The Record was eight to twelve pages in length.

Mid-State Newspapers purchased the eighty-four-year-old Brownsburg Record in December 1965. Its last issue was in January 1966 when it then merged with The Brownsburg Guide. The last editor was Don Siebert.

The Brownsburg Guide/The Guide

The Brownsburg Guide, the first tabloid newspaper in Hendricks County, began publication on April 10, 1963 by Earl Neese. Don Richer was the founding editor. The town's newest periodical described its goal as "stressing local in-depth news, hard-hitting editorials, pictures, politics, controversial news and the complete elimination of personals such as who visited who for Sunday dinner." It used the newest in printing techniques — web-offset printing and the Polaroid camera. The sixteen page first issue was distributed free to 3000 readers. By the end of the year the paper had 3000 paid subscribers. Climbing to a paid subscribership of 5000, it soon became the largest paid circulating, weekly newspaper in the county. The parent company, Mid-State Newspapers, was comprised of five stockholders, Earl Neese, Jerry Neese, Don Richer, M. Dale Palmer, and Harlan Hinkle. Neese Printing Company later became a subsidiary of Mid-State Newspapers, Inc. In



February 1966, after absorbing The Brownsburg Record, both papers were replaced by The Guide.

The Westside Messenger, a free circulation newspaper from the Haughville area in western Indianapolis, was purchased by The Guide in 1968 and moved to the Speedway/Ben Davis area. Jerry Neese, Earl's son, assumed ownership of the newspapers in 1970 when Earl retired.

Through the years the publication went through many changes including size, distribution, name changes, and acquisitions, such as the purchase of The Danville Gazette. In the late 1980s, Earl Neese regained control of the paper and, shortly thereafter, sold it to Gary North. North operated it until 1993 when he sold it to Fred Davidson, who published it only one year. Davidson closed it down with the December 21, 1994 issue. There was, however, an ad in the last issue asking for subscribers.



Hendricks County Flyer

The Hendricks County Flyer, originally a Plainfield single, tabloid-sized shopper publication, was begun by Thomas L. and July Holznecht in March 1965. Lynn Hopper was hired to handle the editorial department in January 1973. The Flyer opened a Brownsburg office in the 1980s.

Other Newspapers

Some papers were short lived but notable. These included The Centennial in 1914, with editor/publisher Virgil S. Watson and at the time piloted by Charles Sedgewick; The Brownsburg Voter, edited by Jean Campbell; The Reporter written by the Campbell's ten-year-old son; The Eaton Gaslight; and The Brownsburg Christian, published in 1923 by the Christian Church and delivered free to 500 homes in the community. During World War II, The American Legion published the Legionaire that was printed by the Jamestown Press. The County

Indianapolis Star 10/8/2003 p.25

Earl W. Neese



81, Port Richey, FL, formerly of Brownsburg, IN, passed away October 5, 2003. He was born August 6, 1922 in Brownsburg, IN to the late Earl B. and Lillie Irene

(Hamilton) Neese. Earl was a member of the United Methodist Church of Hudson FL, Elks Club in Hudson FL, Murat Temple and Scottish Rite in Indianapolis and the Brownsburg Masonic Lodge #241, where he was past master and a fifty year member. Earl was very proud to have served in the Army Air Corps in World War II as a tail gunner and he received many ribbons and medals including the bronze star.

He owned Neese Printing Co. from 1951 to 1963. In addition, he owned The Guide Newspaper from 1963 to 1969; he retired in 1969 and his son took over the operation. During his tenure at The Guide, other acquisitions included the Westside Messenger, The Brownsburg Record, Danville Gazette and the Brownsburg Shopper's Guide. After moving to Florida and following retirement, he worked for the Tampa Tribune Newspaper for ten years, and retired from there in 1982. While living in Florala, AL, Earl served as a City Councilman and was elected Mayor in 1995.

Survivors include his wife of 34 years, Margaret Jenkins Neese; one son, Jerry L. Neese of Ladoga, IN; one daughter, Joy Neese Leppert of Indianapolis, IN; three step-daughters, Connie Leone Lee of Freeport, FL,† Bonnie Lu Prescott of Lockhart, AL,† and Joyce Lynne Oaks of St. Joseph, IL;† one step-son, David Lawrence† Boston of Cloverdale, IN; 10 grandchildren and 20 great-grandchildren.

A celebration of Earl's life will begin at 11 a.m. on Thursday in **Leppert Mortuary, Nora Chapel**, with visitation from 10 a.m. Graveside services will be held at 2 p.m. in Solsberry (IN) Cemetery. Memorial contributions may be made to the Indiana Masonic Home for Widows and Orphans, 525 N. Illinois St. Indianapolis, IN 46204.



2001