



Spectacular OHIO LAND AUCTION

690± total acres of cash rent will be credited to the buyer(s) at closing

TRACTS 5-8

733.77± *acres*

IN 14 TRACTS

THURSDAY, JUNE 29th • 1st

- 689.18 FSA Cropland Acres • High
- Nearly all cont...

INFORMATION BOOKLET

...and Event Center (Old Mill Stream Center)
1017 E Sandusky St, Findlay, OH 45840

800-451-2709 • SchraderAuction.com

TIMED ONLINE ONLY
VIRTUAL
LIVE WITH ONLINE

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: Kinder-Segen LLC & Teresa A Rieman Living Trust

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

OHIO REAL ESTATE

Jerry W. Ehle, SAL.2006001035

Luke N. Schrader, SAL.2020005357

Schrader Real Estate and Auction Company, Inc., REC.0000314452 (Jeffersonville,OH)



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 14 individual tracts, any combination of tracts, or as a whole 733.77± acre unit.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

MULTI-PARCEL AUCTION: The auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots as a whole."

FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots as a whole."

FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

DOWN PAYMENT: 10% down payment on the day of auction. 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.

CAUV: If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes and its real estate taxes have been levied and paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify with the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for and pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).

ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

DEED: Seller shall provide Warranty Deed.

CLOSING: The targeted closing date will be approximately 45 days after the auction.

POSSESSION: Possession is subject to the 2023 farm lease.

CASH RENT CREDIT: Buyer will be credited \$134 per purchased tillable acre at closing. Please refer to the chart in the auction brochure and website for the per tract breakdown of the credit amount.

REAL ESTATE TAXES: 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 has 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 acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

SURVEY: Any need for a new survey shall be determined solely by the Seller. Buyer shall pay for 50% of survey fees associated with their purchased tract(s).

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

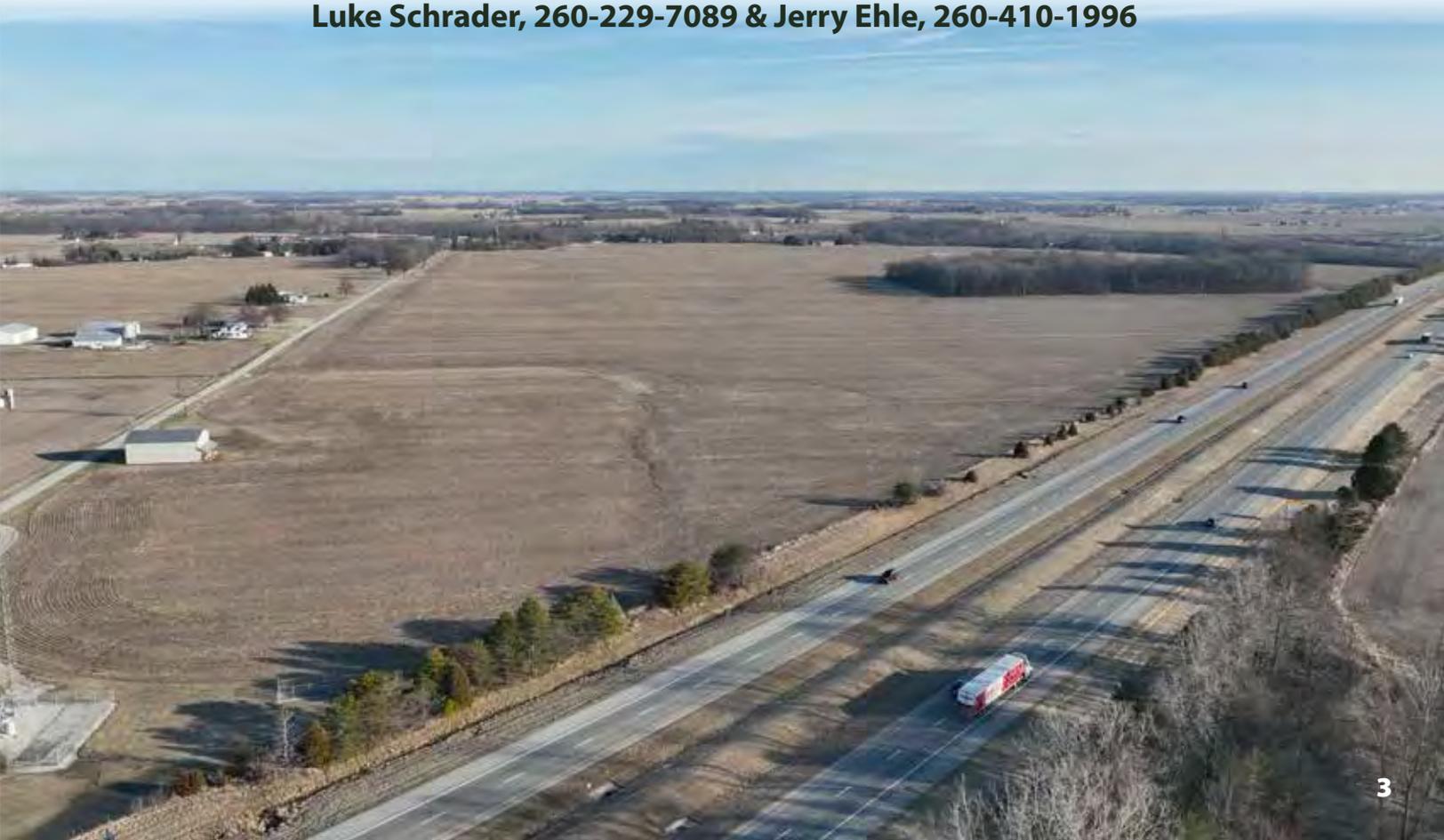
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, 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.

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**For Information Call Auction Managers:
Luke Schrader, 260-229-7089 & Jerry Ehle, 260-410-1996**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, JUNE 29, 2023

733.77± ACRES – HANCOCK COUNTY, OHIO

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, June 22, 2023.
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
733.77± Acres • Hancock County, Ohio
Thursday, June 29, 2023

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, June 29, 2023 at 1:00 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, June 22, 2023**. 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.

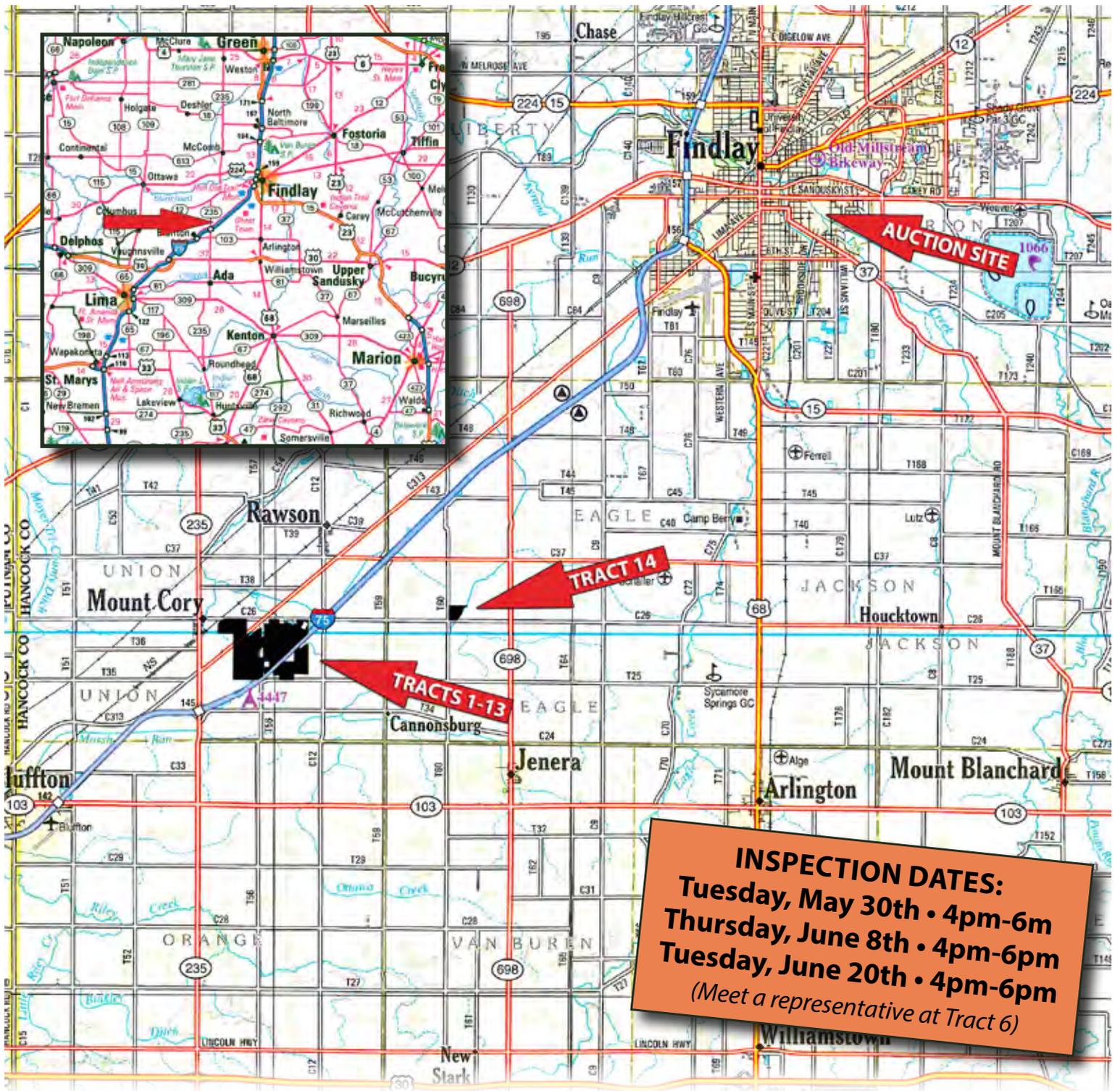
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 & AERIAL TRACT MAPS

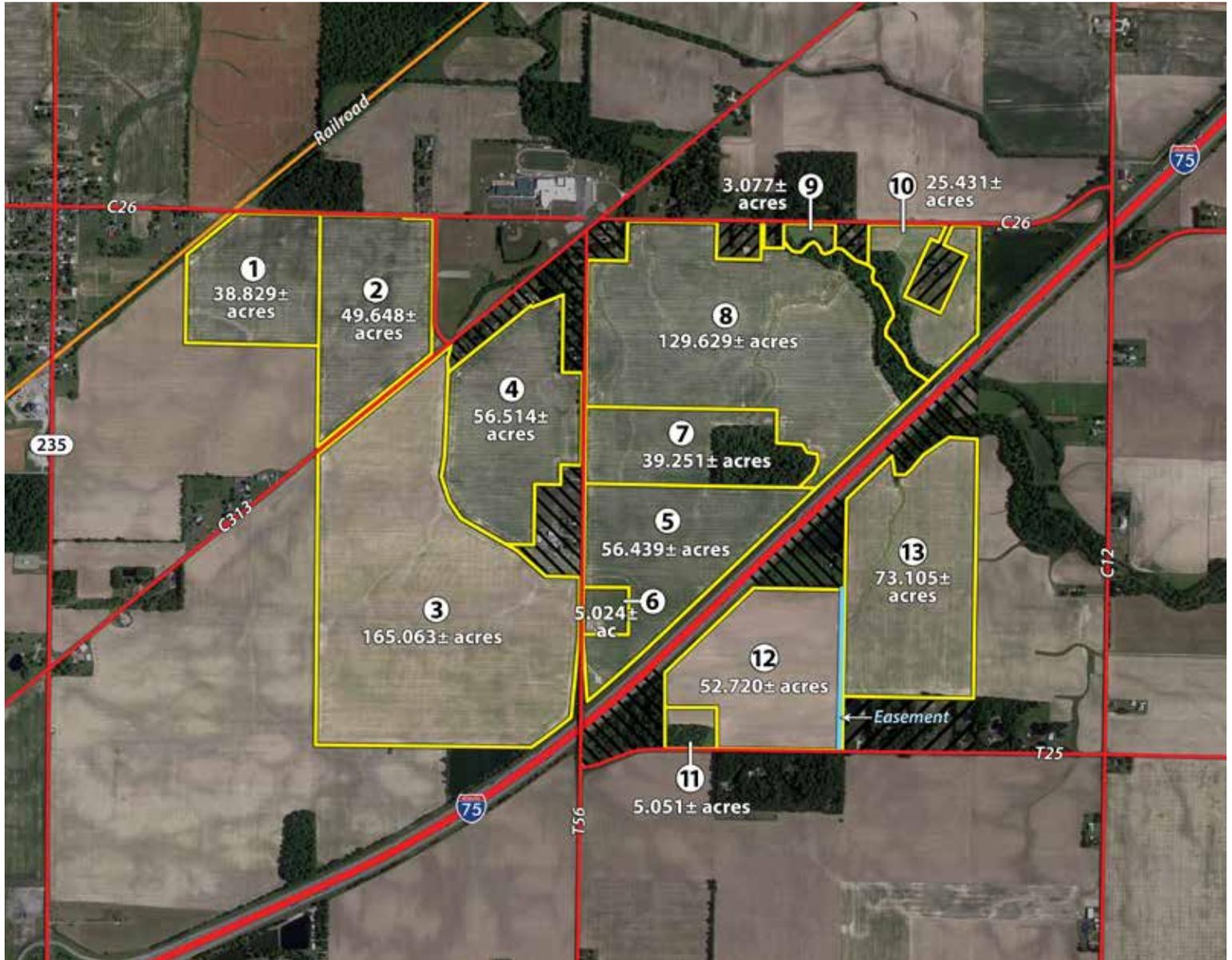
LOCATION MAP



DIRECTIONS TO PROPERTY: Near 16570 TR 56, Bluffton, OH 45817. From I-75, take exit 145 and head south on 235 for a few hundred feet. Then, turn on TR 34 for a mile. Turn north onto TR 56 and continue for 2 miles. Once you pass over I-75 the farm will be on both sides of the road.

AUCTION LOCATION: Hancock County Fairgrounds Event Center (Old Mill Stream Center). 1017 E Sandusky St, Findlay, OH 45840.

AERIAL MAP - TRACTS 1-13



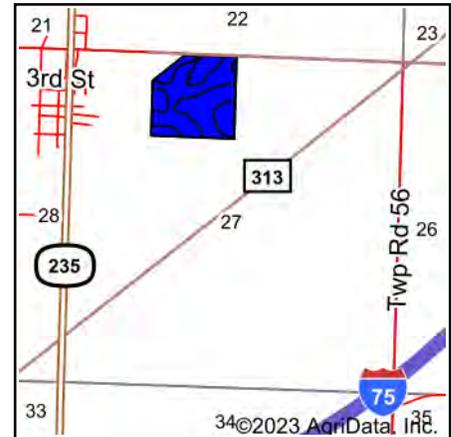
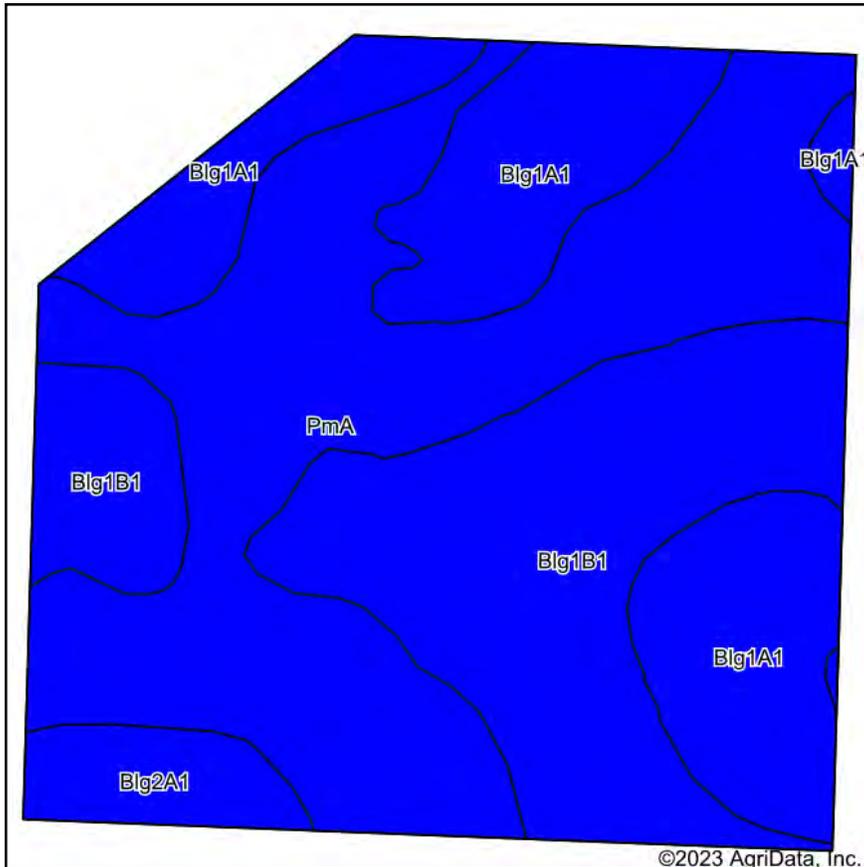
AERIAL MAP - TRACT 14



SOIL INFORMATION

SOIL MAP - TRACT 1

Soils Map



State: **Ohio**
 County: **Hancock**
 Location: **25-1S-9E**
 Township: **Union**
 Acres: **38.19**
 Date: **4/27/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.

Area Symbol: OH063, Soil Area Version: 23

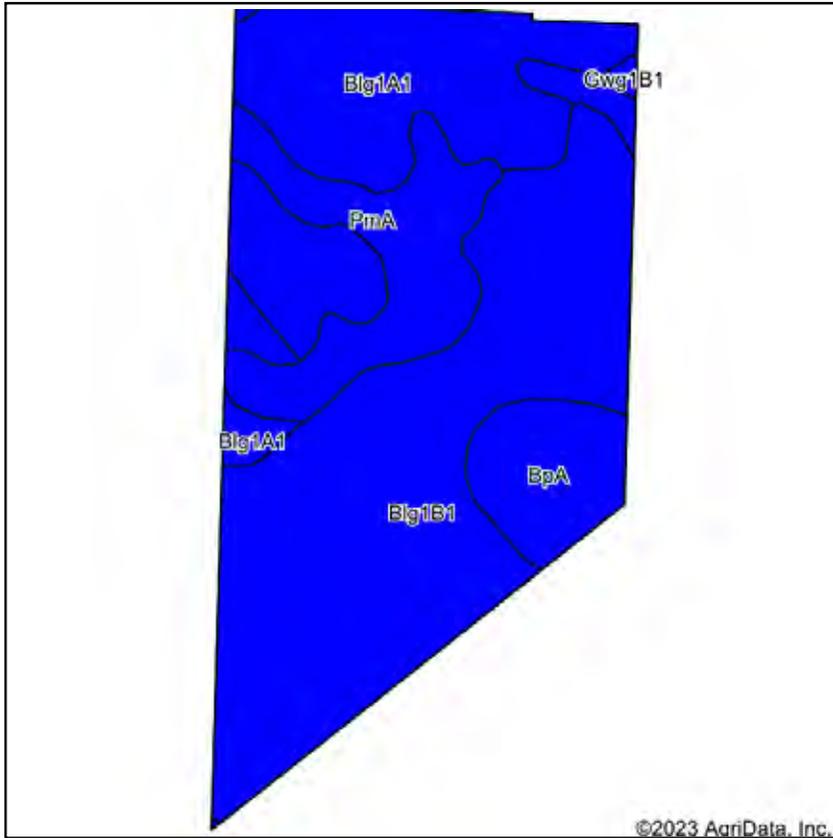
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Soybeans Bu	Winter wheat Bu	*eFOTG PI
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	15.57	40.8%		Ilw	157	5	10.5	47	64	84
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	11.64	30.5%		Ile	137	4.6	9	44	61	75
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	9.42	24.7%		Ilw	141	4.6	9.3	45	63	78
Blg2A1	Blount loam, ground moraine, 0 to 2 percent slopes	1.56	4.1%		Ilw	141	4.6	9.3	46	63	78
Weighted Average					2.00	146.3	4.8	9.7	45.6	62.8	79.5

*eftog PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

SOIL MAP - TRACT 2

Soils Map



State: **Ohio**
 County: **Hancock**
 Location: **25-1S-9E**
 Township: **Union**
 Acres: **48.6**
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

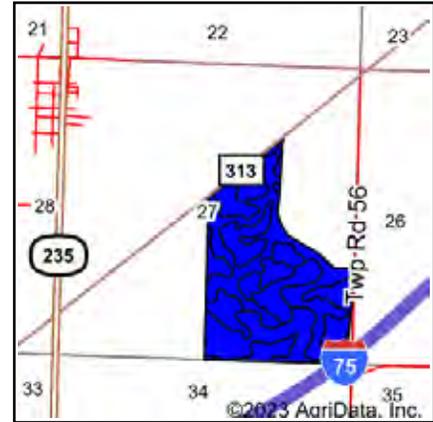
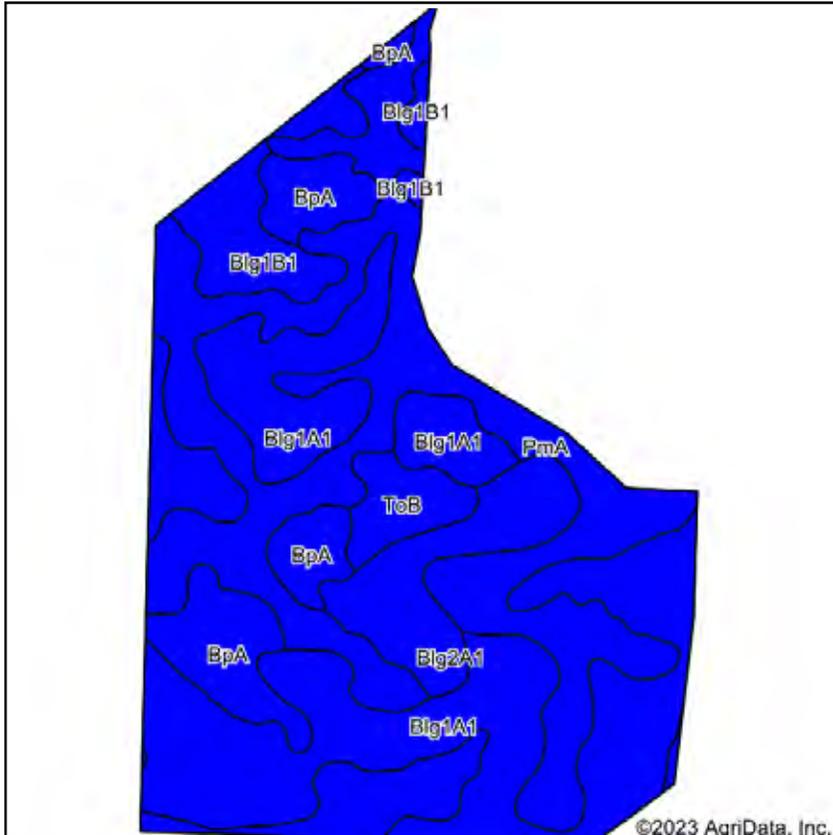
Area Symbol: OH063, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino AUM	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Orchardgrass alfalfa hay Tons	Soybeans Bu	Winter wheat Bu	*eFOTG PI
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	26.59	54.7%		Ile		137	4.6	9		44	61	75
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	10.62	21.9%		Ilw		141	4.6	9.3		45	63	78
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	7.49	15.4%		Ilw		157	5	10.5		47	64	84
BpA	Blount-Houcktown complex, 0 to 3 percent slopes	3.73	7.7%		Ilw	5.1	144			4.6	44	69	77
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	0.17	0.3%		Ile		132	4.4	1.4		46	60	70
Weighted Average					2.00	0.4	141.5	4.3	8.6	0.4	44.7	62.5	77.2

*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 Soils data provided by USDA and NRCS.

SOIL MAP - TRACT 3

Soils Map



State: **Ohio**
 County: **Hancock**
 Location: **25-1S-9E**
 Township: **Union**
 Acres: **162.94**
 Date: **4/27/2023**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By:
surety
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Soils data provided by USDA and NRCS.

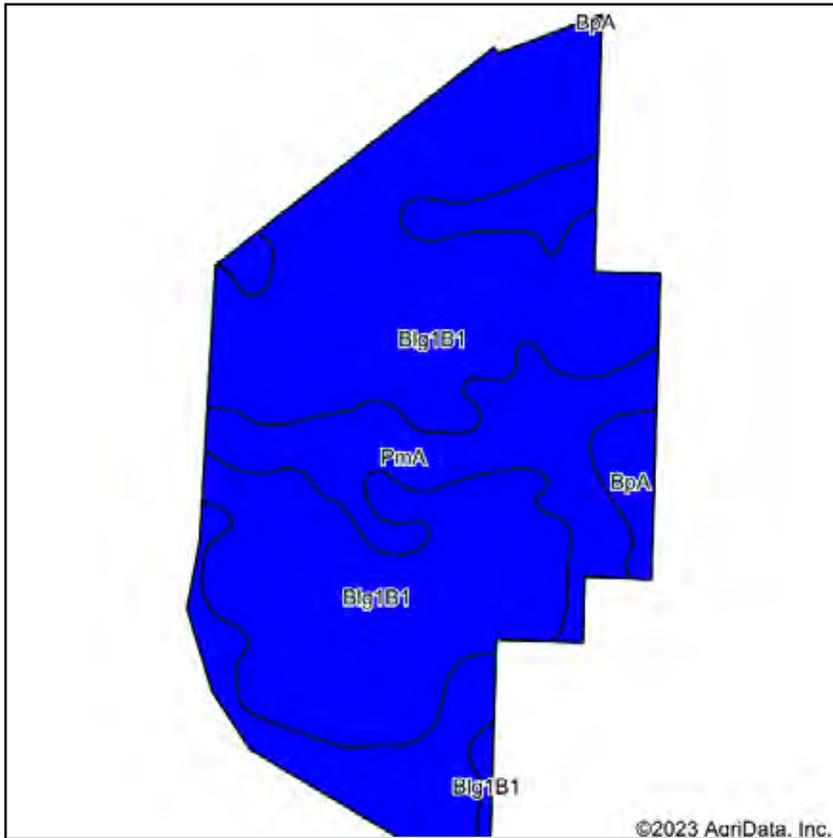
Area Symbol: OH063, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino AUM	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Orchardgrass alfalfa hay Tons	Soybeans Bu	Winter wheat Bu	*eFOTG PI
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	60.92	37.4%		llw		141	4.6	9.3		45	63	78
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	60.04	36.8%		llw		157	5	10.5		47	64	84
BpA	Blount-Houcktown complex, 0 to 3 percent slopes	15.60	9.6%		llw	5.1	144			4.6	44	69	77
Blg2A1	Blount loam, ground moraine, 0 to 2 percent slopes	11.79	7.2%		llw		141	4.6	9.3		46	63	78
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	9.85	6.0%		lle		137	4.6	9		44	61	75
ToB	Tuscola loamy fine sand, 2 to 6 percent slopes	4.74	2.9%		lle	4.8	131			4.2	38	62	75
Weighted Average					2.00	0.6	146.7	4.2	8.6	0.6	45.4	63.8	79.8

*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 Soils data provided by USDA and NRCS.

SOIL MAP - TRACT 4

Soils Map



State: **Ohio**
 County: **Hancock**
 Location: **25-1S-9E**
 Township: **Union**
 Acres: **56.16**
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

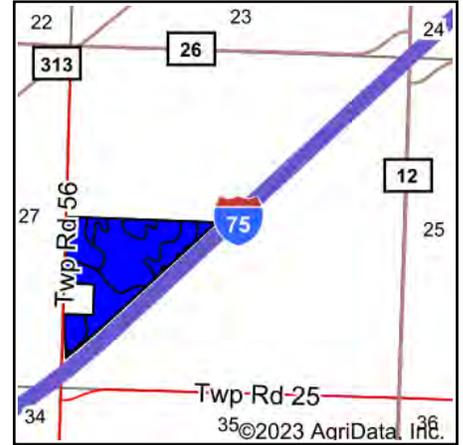
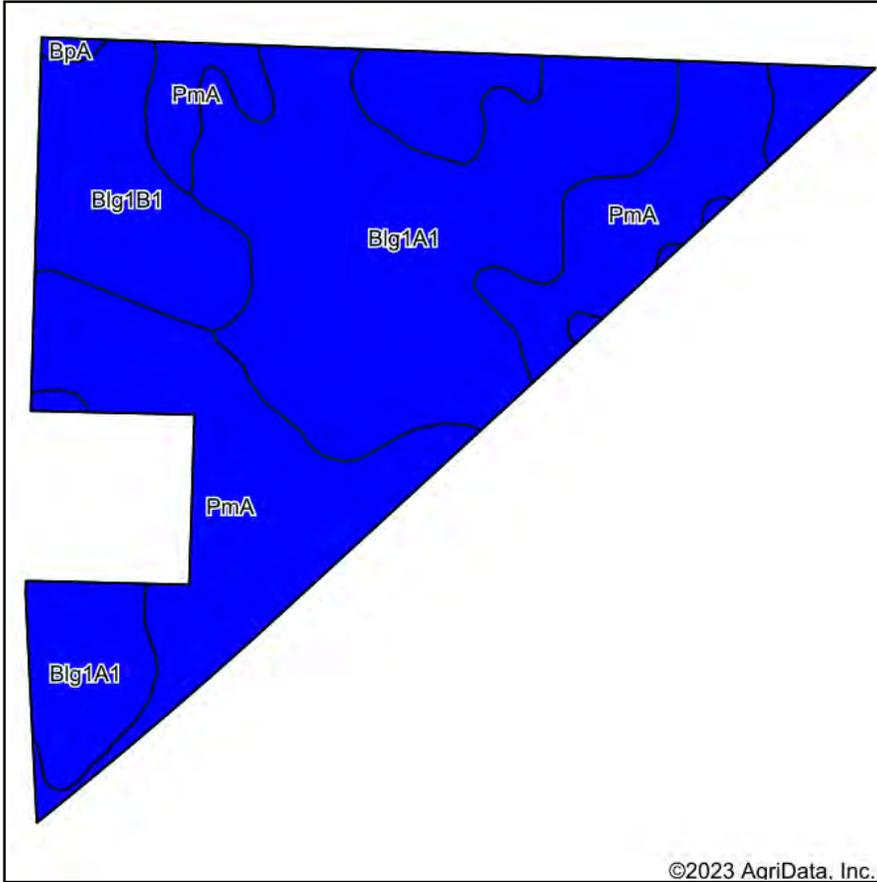
Area Symbol: OH063, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino AUM	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Orchardgrass alfalfa hay Tons	Soybeans Bu	Winter wheat Bu	*eFOTG PI	
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	37.74	67.2%		Ile		137	4.6	9			44	61	75
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	16.92	30.1%		IIw		157	5	10.5			47	64	84
BpA	Blount-Houcktown complex, 0 to 3 percent slopes	1.50	2.7%		IIw	5.1	144			4.6		44	69	77
Weighted Average					2.00	0.1	143.2	4.6	9.2	0.1	44.9	62.1	77.8	

*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 Soils data provided by USDA and NRCS.

SOIL MAP - TRACT 5

Soils Map



State: **Ohio**
 County: **Hancock**
 Location: **25-1S-9E**
 Township: **Union**
 Acres: **55.68**
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

Area Symbol: OH063, Soil Area Version: 23

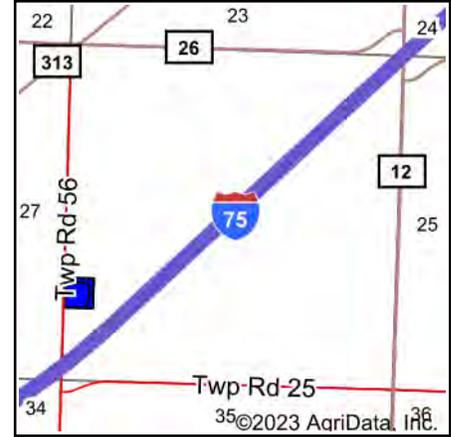
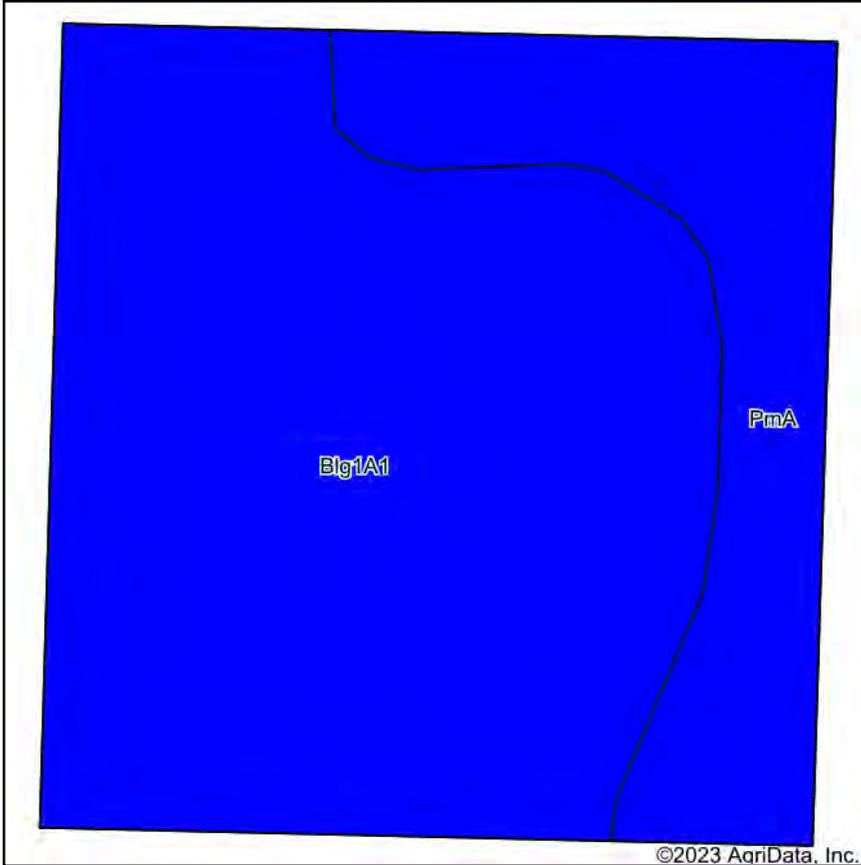
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino AUM	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Orchardgrass alfalfa hay Tons	Soybeans Bu	Winter wheat Bu	*eFOTG PI
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	26.07	46.8%		Ilw		141	4.6	9.3		45	63	78
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	22.48	40.4%		Ilw		157	5	10.5		47	64	84
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	6.91	12.4%		Ile		137	4.6	9		44	61	75
BpA	Blount-Houcktown complex, 0 to 3 percent slopes	0.22	0.4%		Ilw	5.1	144			4.6	44	69	77
Weighted Average					2.00	*-	147	4.7	9.7	*-	45.7	63.2	80

*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

SOIL MAP - TRACT 6

Soils Map



State: **Ohio**
 County: **Hancock**
 Location: **25-1S-9E**
 Township: **Union**
 Acres: **4.99**
 Date: **4/27/2023**



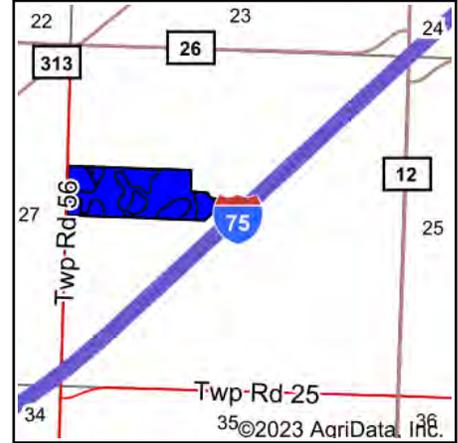
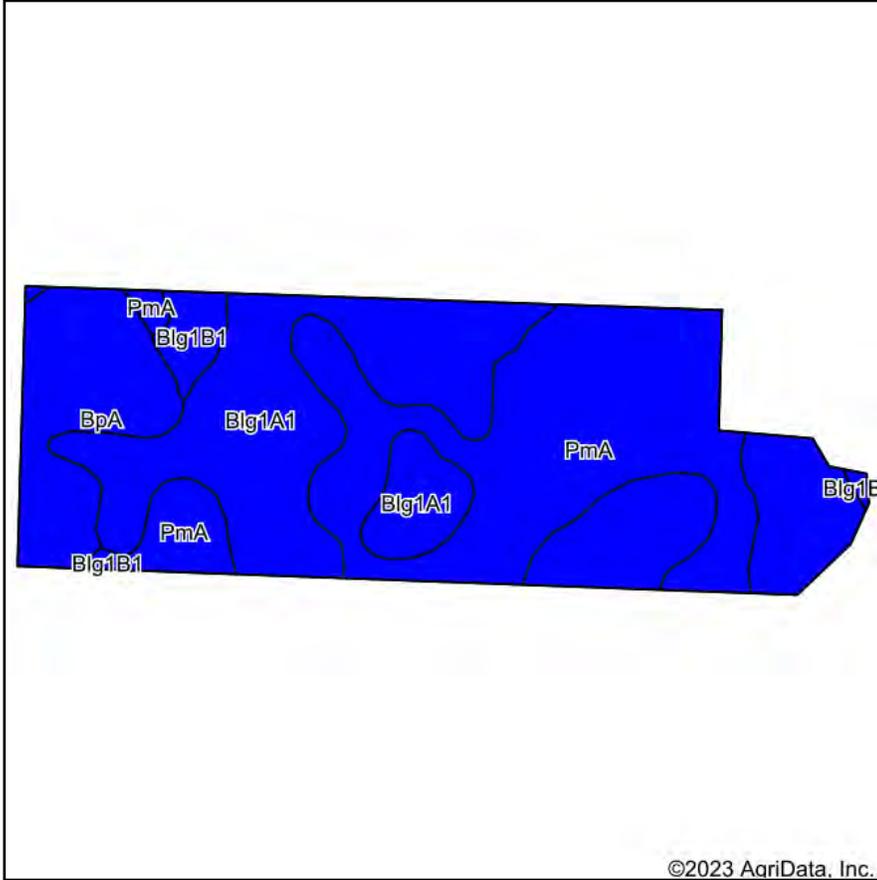
Soils data provided by USDA and NRCS.

Area Symbol: OH063, Soil Area Version: 23												
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	*eFOTG PI	
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	3.72	74.5%		Ilw	141	4.6	9.3	45	63	78	
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	1.27	25.5%		Ilw	157	5	10.5	47	64	84	
Weighted Average						2.00	145.1	4.7	9.6	45.5	63.3	79.5

*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 Soils data provided by USDA and NRCS.

SOIL MAP - TRACT 7

Soils Map



State: **Ohio**
 County: **Hancock**
 Location: **25-1S-9E**
 Township: **Union**
 Acres: **37.98**
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

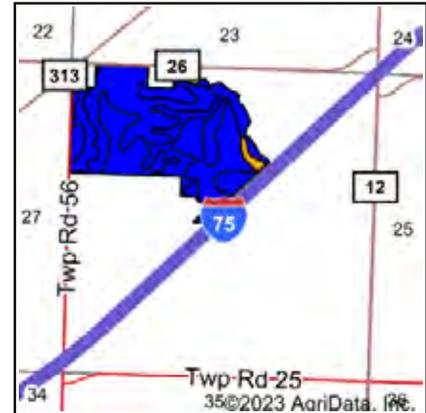
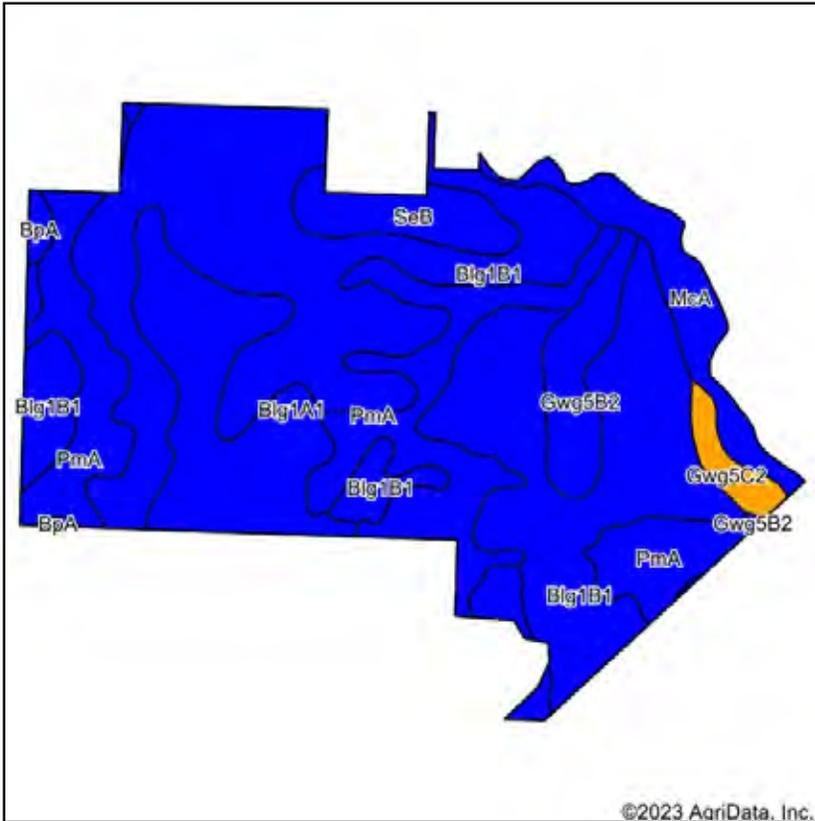
Area Symbol: OH063, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino AUM	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Orchardgrass alfalfa hay Tons	Soybeans Bu	Winter wheat Bu	*eFOTG PI
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	17.13	45.1%		Ilw		141	4.6	9.3		45	63	78
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	14.64	38.5%		Ilw		157	5	10.5		47	64	84
BpA	Blount-Houcktown complex, 0 to 3 percent slopes	5.08	13.4%		Ilw	5.1	144			4.6	44	69	77
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	1.13	3.0%		Ile		137	4.6	9		44	61	75
Weighted Average					2.00	0.7	147.4	4.1	8.5	0.6	45.6	64.1	80.1

*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 Soils data provided by USDA and NRCS.

SOIL MAP - TRACT 8

Soils Map



State: **Ohio**
 County: **Hancock**
 Location: **25-1S-9E**
 Township: **Union**
 Acres: **129.11**
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

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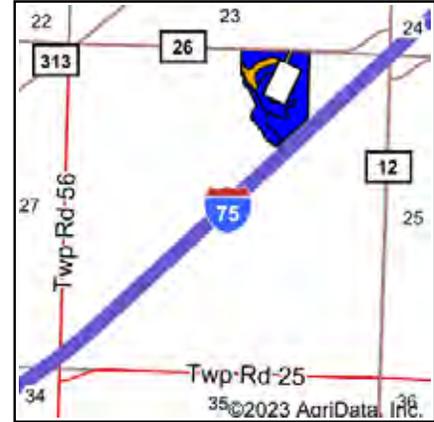
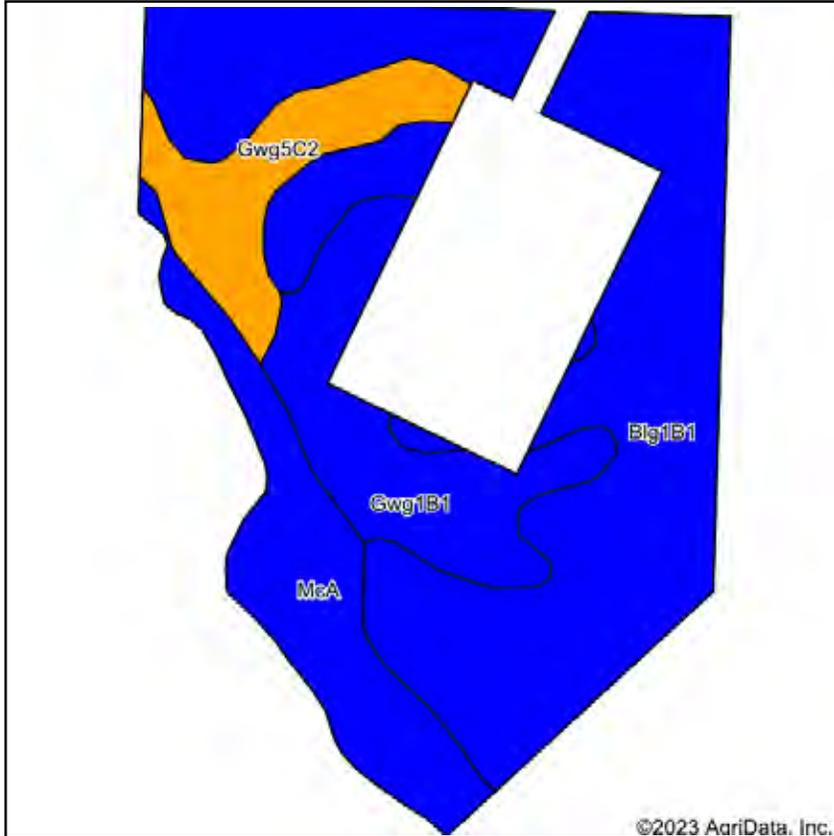
Area Symbol: OH063, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino AUM	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Orchardgrass alfalfa hay Tons	Soybeans Bu	Winter wheat Bu	*eFOTG PI
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	67.44	52.2%		Ile		137	4.6	9		44	61	75
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	24.64	19.1%		Ilw		157	5	10.5		47	64	84
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	17.20	13.3%		Ilw		141	4.6	9.3		45	63	78
McA	Medway silt loam, limestone substratum, 0 to 2 percent slopes, occasionally flooded	6.74	5.2%		Ilw	5.8	148			5.5	49	63	88
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	5.42	4.2%		Ile		125	4.1	8.5		42	55	65
SeB	Shawtown loam, 2 to 6 percent slopes	4.86	3.8%		Ile	5	142			4.6	41	62	64
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	2.00	1.5%		IIle		117	3.9	7.8		29	53	61
BpA	Blount-Houcktown complex, 0 to 3 percent slopes	0.81	0.6%		Ilw	5.1	144			4.6	44	69	77
Weighted Average					2.02	0.5	141.3	4.2	8.4	0.5	44.5	61.7	76.8

*eftog PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 Soils data provided by USDA and NRCS.

SOIL MAP - TRACT 9

Soils Map



State: **Ohio**
 County: **Hancock**
 Location: **26-1S-9E**
 Township: **Union**
 Acres: **24.89**
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

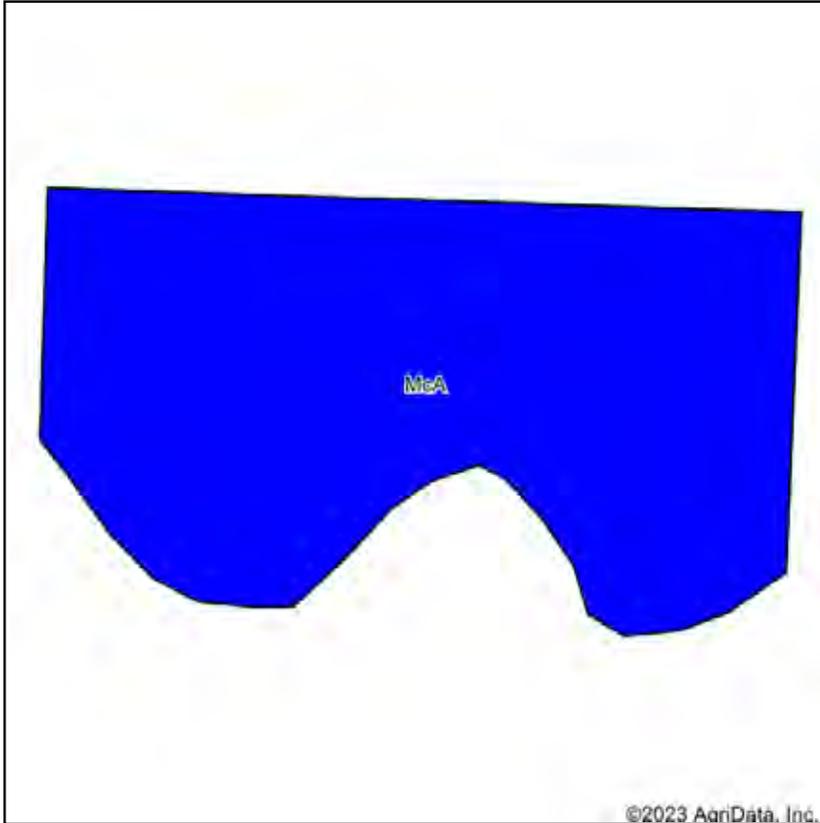
Area Symbol: OH063, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino AUM	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Orchardgrass alfalfa hay Tons	Soybeans Bu	Winter wheat Bu	*eFOTG PI
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	14.50	58.3%		Ile		137	4.6	9		44	61	75
McA	Medway silt loam, limestone substratum, 0 to 2 percent slopes, occasionally flooded	3.88	15.6%		Ilw	5.8	148			5.5	49	63	88
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	3.84	15.4%		Ile		132	4.4	1.4		46	60	70
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	2.67	10.7%		Ille		117	3.9	7.8		29	53	61
Weighted Average					2.11	0.9	135.8	3.8	6.3	0.9	43.5	60.3	74.8

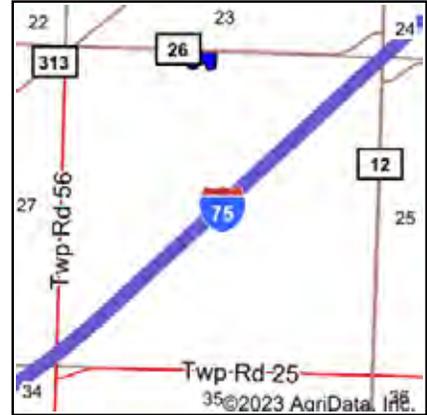
*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 Soils data provided by USDA and NRCS.

SOIL MAP - TRACT 10

Soils Map



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Hancock**
 Location: **25-1S-9E**
 Township: **Union**
 Acres: **2.98**
 Date: **4/27/2023**



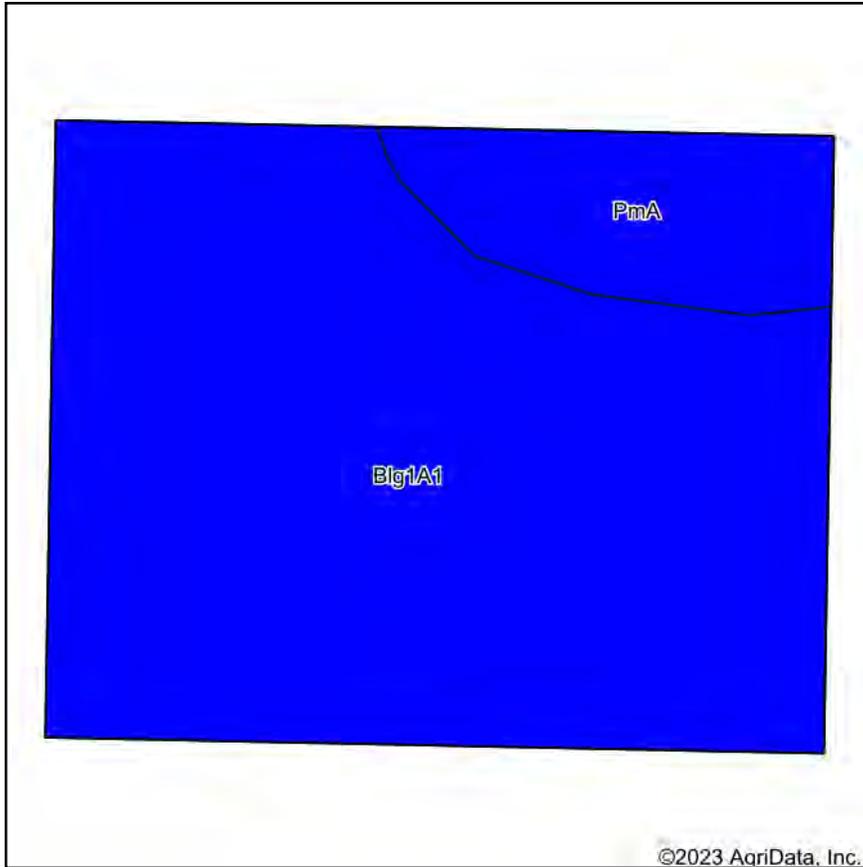
Area Symbol: OH063, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino AUM	Corn Bu	Orchardgrass alfalfa hay Tons	Soybeans Bu	Winter wheat Bu	*eFOTG PI
McA	Medway silt loam, limestone substratum, 0 to 2 percent slopes, occasionally flooded	2.98	100.0%		llw	5.8	148	5.5	49	63	88
Weighted Average					2.00	5.8	148	5.5	49	63	88

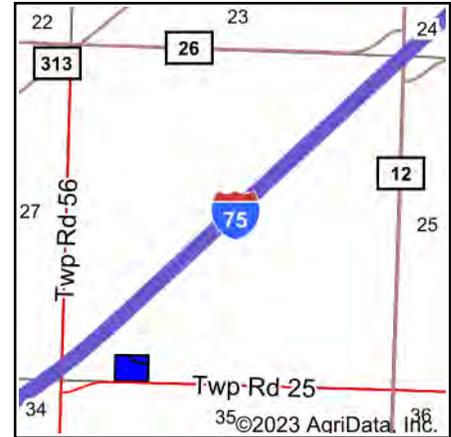
*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 Soils data provided by USDA and NRCS.

SOIL MAP - TRACT 11

Soils Map



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Hancock**
 Location: **26-1S-9E**
 Township: **Union**
 Acres: **4.99**
 Date: **4/27/2023**

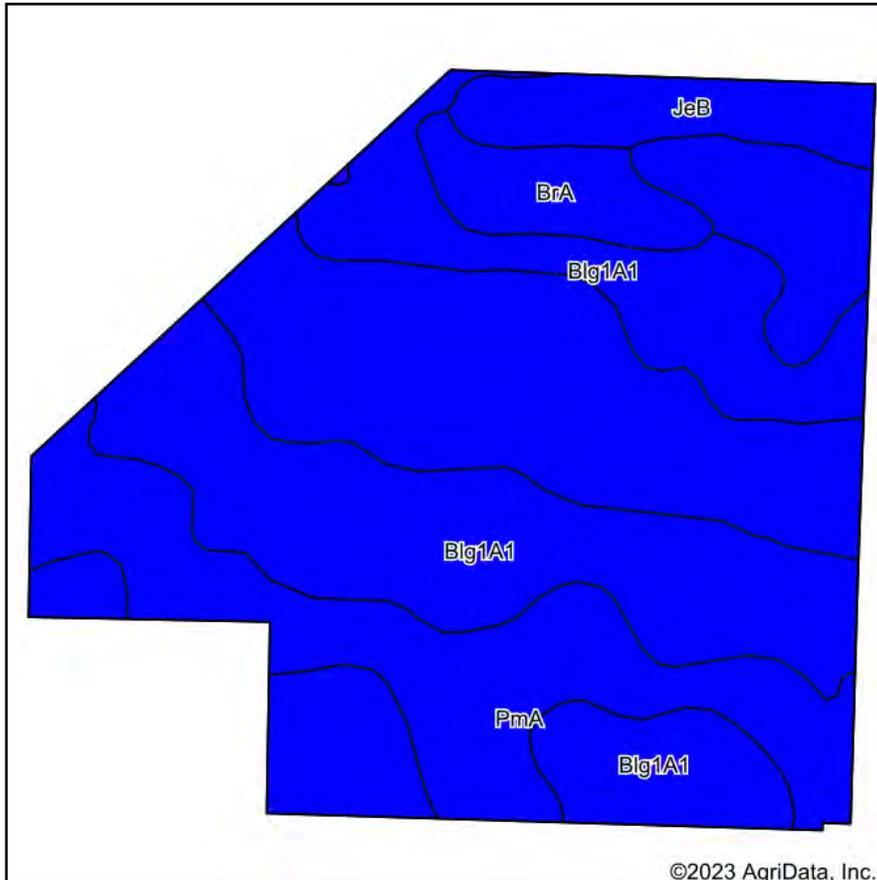


Area Symbol: OH063, Soil Area Version: 23												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Soybeans Bu	Winter wheat Bu	*eFOTG PI	
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	4.30	86.2%		Ilw	141	4.6	9.3	45	63	78	
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	0.69	13.8%		Ilw	157	5	10.5	47	64	84	
Weighted Average						2.00	143.2	4.7	9.5	45.3	63.1	78.8

*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 Soils data provided by USDA and NRCS.

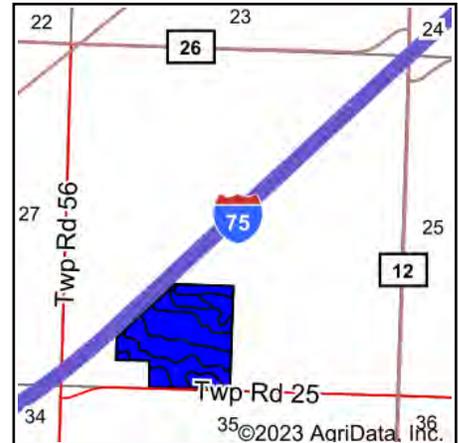
SOIL MAP - TRACT 12

Soils Map



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Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Hancock**
 Location: **26-1S-9E**
 Township: **Union**
 Acres: **53.34**
 Date: **4/27/2023**



Area Symbol: OH063, Soil Area Version: 23

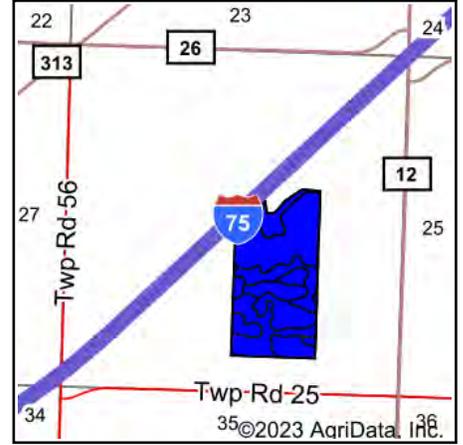
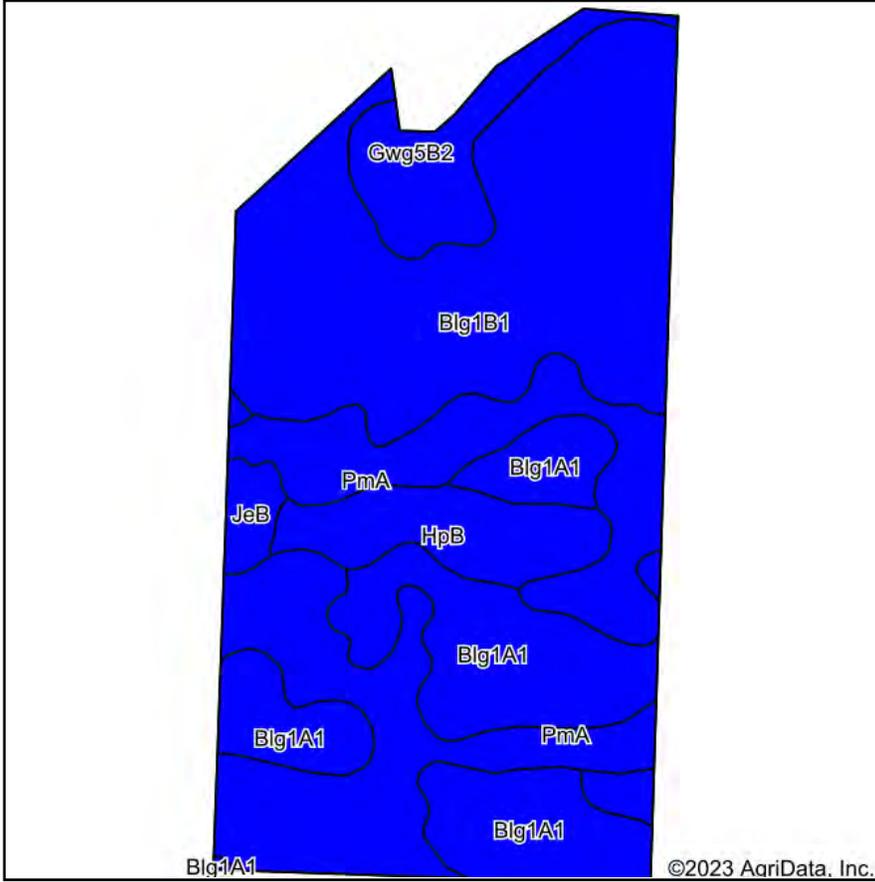
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino AUM	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Orchardgrass alfalfa hay Tons	Soybeans Bu	Winter wheat Bu	*eFOTG PI
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	24.99	46.9%		Ilw		157	5	10.5		47	64	84
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	22.83	42.8%		Ilw		141	4.6	9.3		45	63	78
JeB	Jenera fine sandy loam, 2 to 6 percent slopes	3.05	5.7%		Ile	5.2	142			4.8	41	69	77
BrA	Blount-Jenera complex, 0 to 3 percent slopes	2.47	4.6%		Ilw	5.1	144			4.6	46	70	79
Weighted Average					2.00	0.5	148.7	4.3	8.9	0.5	45.8	64.1	80.8

*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

SOIL MAP - TRACT 13

Soils Map



State: **Ohio**
 County: **Hancock**
 Location: **26-1S-9E**
 Township: **Union**
 Acres: **71.97**
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

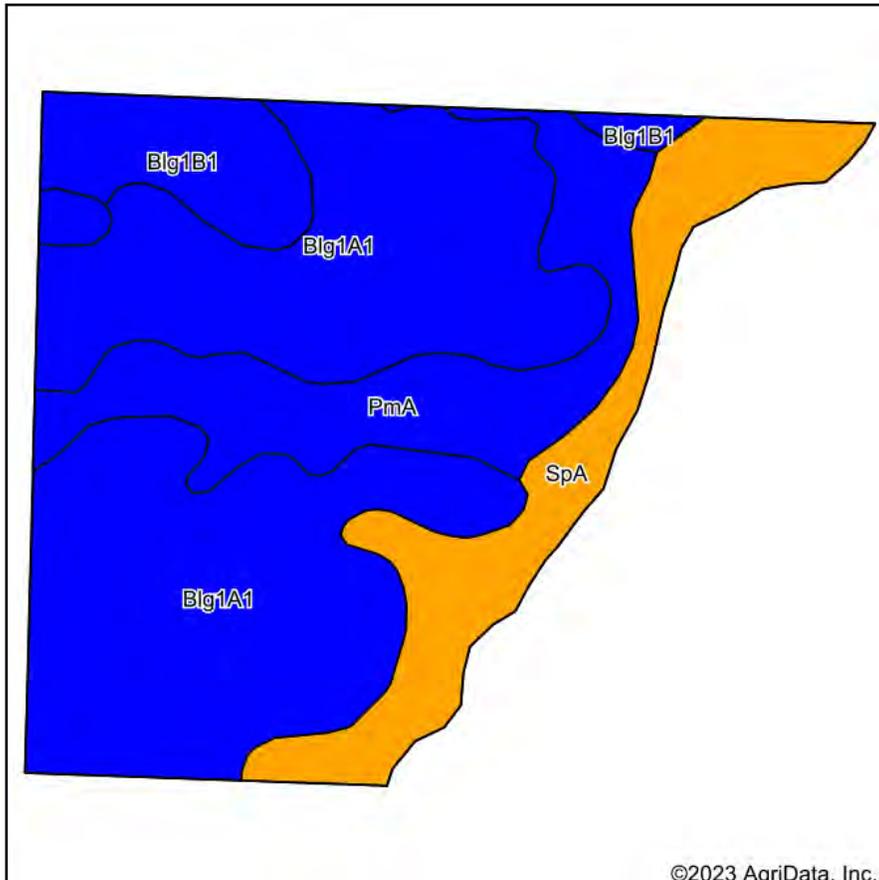
Area Symbol: OH063, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino AUM	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Orchardgrass alfalfa hay Tons	Soybeans Bu	Winter wheat Bu	*eFOTG PI
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	25.22	35.0%		Ile		137	4.6	9		44	61	75
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	19.54	27.2%		Ilw		157	5	10.5		47	64	84
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	16.83	23.4%		Ilw		141	4.6	9.3		45	63	78
HpB	Houcktown loam, 2 to 6 percent slopes	4.74	6.6%		Ile	5.2	142			4.8	44	69	74
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	4.51	6.3%		Ile		125	4.1	8.5		42	55	65
JeB	Jenera fine sandy loam, 2 to 6 percent slopes	1.13	1.6%		Ile	5.2	142			4.8	41	69	77
Weighted Average					2.00	0.4	143	4.3	8.7	0.4	44.9	62.6	77.5

*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 Soils data provided by USDA and NRCS.

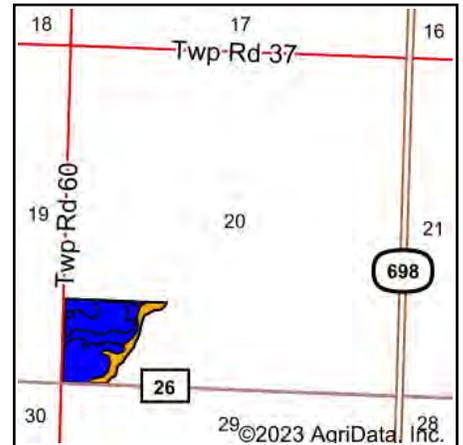
SOIL MAP - TRACT 14

Soils Map



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Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Hancock**
 Location: **20-1S-10E**
 Township: **Eagle**
 Acres: **32.86**
 Date: **4/27/2023**



Area Symbol: OH063, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino AUM	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Orchardgrass alfalfa hay Tons	Soybeans Bu	Winter wheat Bu	*eFOTG PI	
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	18.98	57.8%		IIw		141	4.6	9.3			45	63	78
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	5.86	17.8%		IIw		157	5	10.5			47	64	84
SpA	Sloan silty clay loam, limestone substratum, 0 to 1 percent slopes, occasionally flooded	5.23	15.9%		IIIw	4.6	142				4	41	55	79
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	2.79	8.5%		Ile		137	4.6	9			44	61	75
Weighted Average						2.16	0.7	143.7	3.9	8	0.6	44.6	61.7	79

*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 Soils data provided by USDA and NRCS.



FSA INFORMATION

FSA INFORMATION

OHIO
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 10349
Prepared : 2/27/23 8:33 AM CST
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 39-063-2013-24
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
801.50	758.91	758.91	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	758.91	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	20.20	0.00	73	
Corn	372.00	0.00	144	
Soybeans	355.00	0.00	43	
TOTAL	747.20	0.00		

NOTES

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Tract Number : 3100

Description : Eagle Twp Sec 20
FSA Physical Location : OHIO/HANCOCK
ANSI Physical Location : OHIO/HANCOCK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : TERESA M RIEMAN TRUST, KINDER-SEGEN LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
33.53	32.15	32.15	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

OHIO
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10349
Prepared : 2/27/23 8:33 AM CST
Crop Year : 2023

Tract 3100 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	32.15	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	16.10	0.00	144
Soybeans	16.00	0.00	43
TOTAL	32.10	0.00	

NOTES

Tract Number : 8583

Description : Union Twp Sec 16 Div of T3032
FSA Physical Location : OHIO/HANCOCK
ANSI Physical Location : OHIO/HANCOCK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : KINDER-SEGEN 2 LLC
Other Producers : None
Recon ID : 39-063-2008-267

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
69.73	69.73	69.73	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	69.73	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	53.00	0.00	144
Soybeans	16.70	0.00	43
TOTAL	69.70	0.00	

NOTES

FSA INFORMATION

OHIO
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10349
Prepared : 2/27/23 8:33 AM CST
Crop Year : 2023

Tract Number : 9934
Description : Union Twp Sec 26 & 27 Div of T9486
FSA Physical Location : OHIO/HANCOCK
ANSI Physical Location : OHIO/HANCOCK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : TERESA M RIEMAN TRUST, KINDER-SEGEN LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
698.24	657.03	657.03	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	657.03	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	20.20	0.00	73
Corn	302.90	0.00	144
Soybeans	322.30	0.00	43
TOTAL	645.40	0.00	

NOTES

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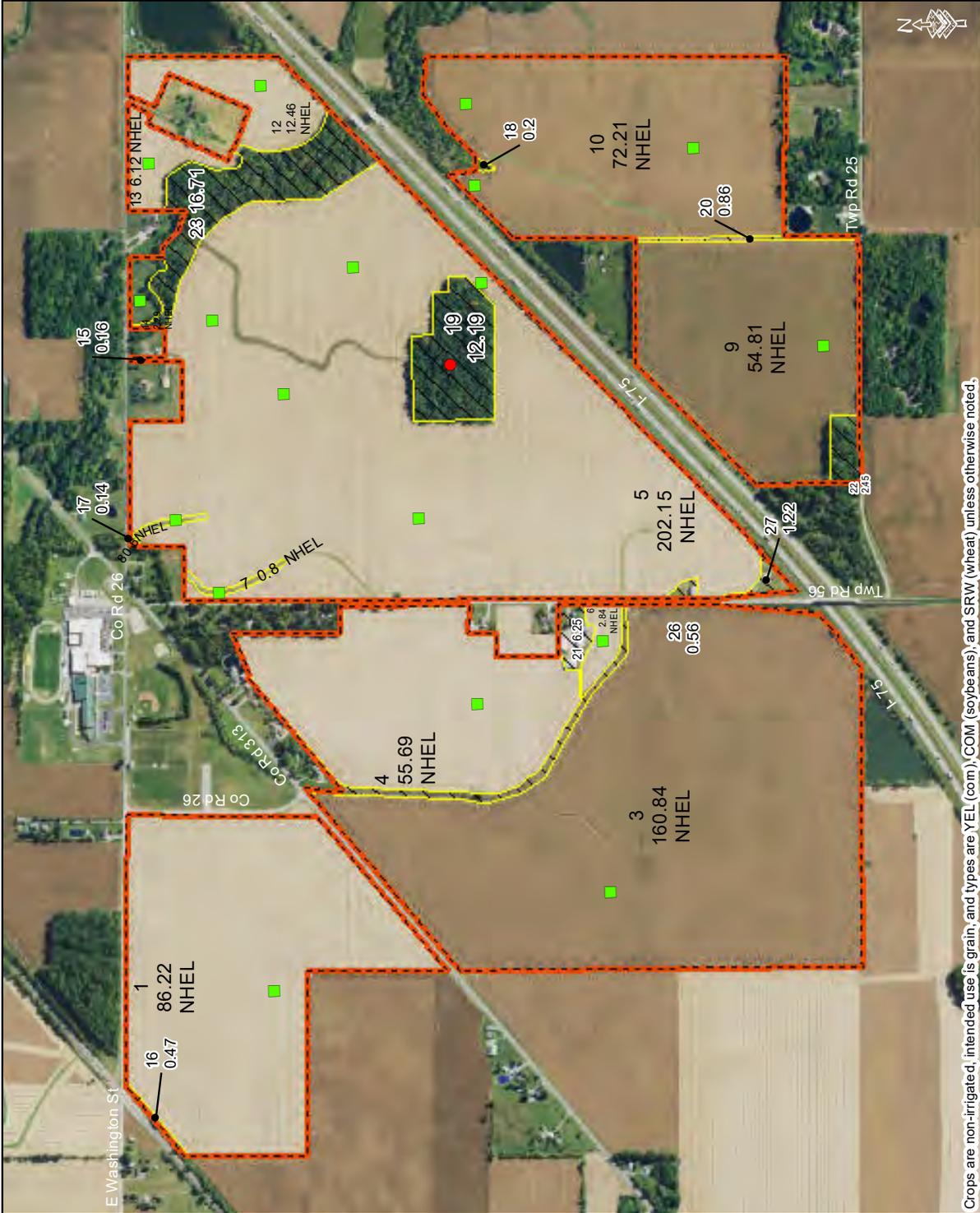
FSA INFORMATION - TRACTS 1-13

Farm 10349
Tract 9934

2023 Program Year

Hancock County, Ohio
7868 County Road 140, Suite C
Findlay, Ohio 45840-1898
419-422-5438 (p) 855-835-5410 (f)

NOTES:



Common Land Unit

Wetland Determination Identifiers

Map Created December 01, 2022

1:12,621

Tract Cropland Total: 657.03 acres
 United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA 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 USDA Natural Resources Conservation Service (NRCS).

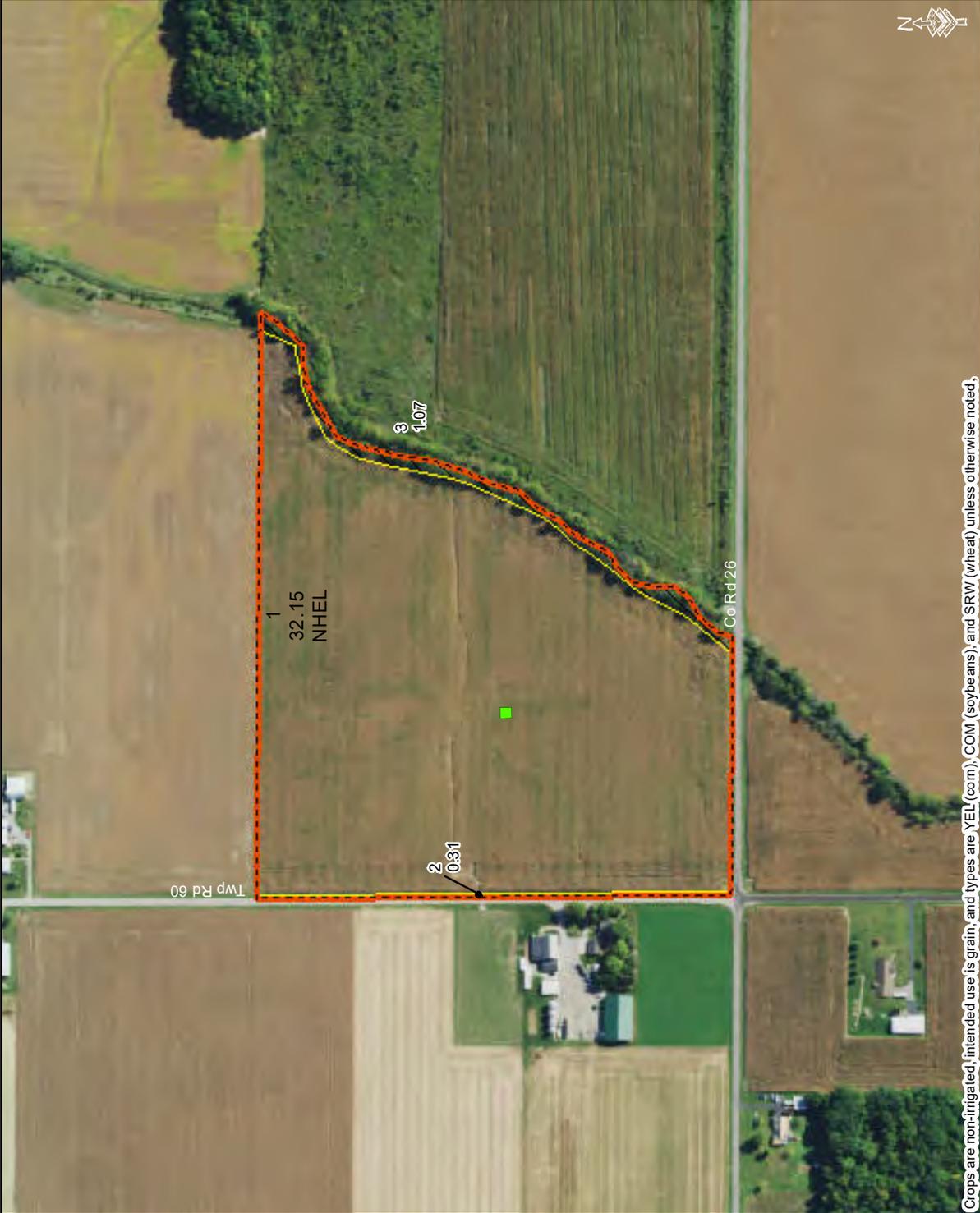
FSA INFORMATION - TRACT 14

Farm 10349
Tract 3100

2023 Program Year

Hancock County, Ohio
7868 County Road 140, Suite C
Findlay, Ohio 45840-1898
419-422-5438 (p) 855-835-5410 (f)

NOTES:



Common Land Unit

Wetland Determination Identifiers

1:4,800

Tract Cropland Total: 32.15 acres
 United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA 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 USDA Natural Resources Conservation Service (NRCS).
 Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless otherwise noted.

Map Created December 01, 2022



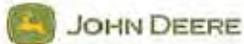
YIELD MAPS

YIELD MAPS - 2020

TRACTS 1 & 2

11/23/2020

Field Analyzer - Operations Center



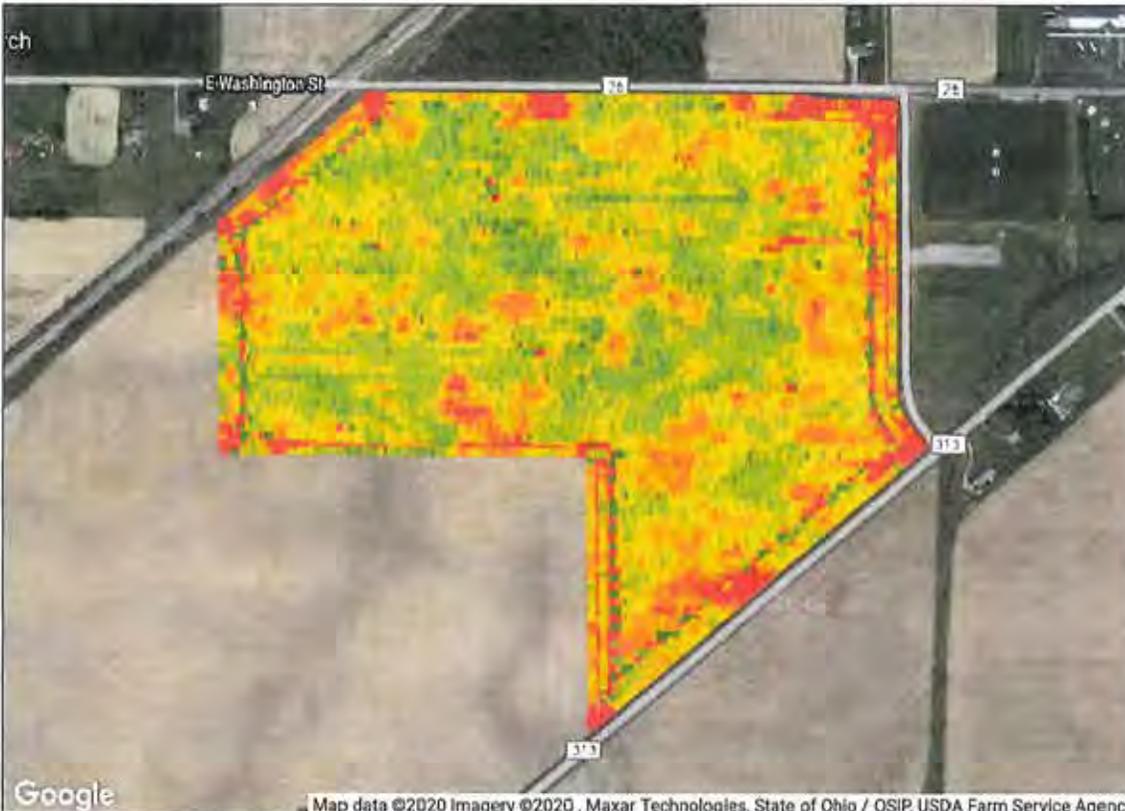
Operations Center

2020 Corn: Harvest

Layer: Dry Yield

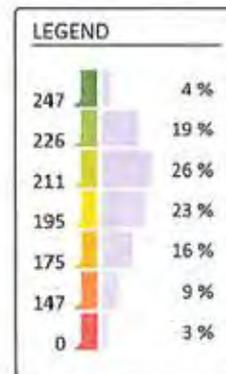
Rieman, Karl (high school) 86.22ac. FSA 10349

Midnight Farms | Karl Rieman



Operation Dates: 11/02/2020 - 11/02/2020

AGRONOMIC DATA	
TOTAL DRY YIELD	AVG. WET WEIGHT
17,305.5 bu	11,577.76 lb/ac
AVG. DRY YIELD	
201.86 bu/ac	
AVG. MSTR	
17.01 %	
AVG. SPEED	
4.84 mi/h	
AREA WORKED	
85.73 ac	
WET WEIGHT	
992,561.58 lb	



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YIELD MAPS - 2020

TRACT 3

11/23/2020

Field Analyzer - Operations Center



Operations Center

2020 Soybeans: Harvest

Rieman, Karl (west of ditch) 160.84 ac. FSA 10349

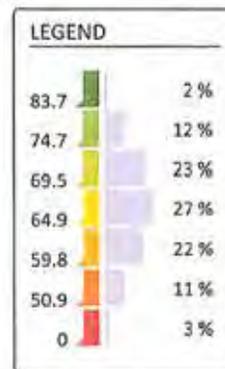
Layer: Dry Yield

Midnight Farms | Karl Rieman



Operation Dates: 09/22/2020 - 09/23/2020

AGRONOMIC DATA	
TOTAL DRY YIELD	AVG. WET WEIGHT
10,660.99 bu	3,970.18 lb/ac
AVG. DRY YIELD	
66.02 bu/ac	
AVG. MSTR	
11.56 %	
AVG. SPEED	
4.25 mi/h	
AREA WORKED	
161.49 ac	
WET WEIGHT	
641,145.15 lb	



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YIELD MAPS - 2020

TRACT 4

11/23/2020

Field Analyzer - Operations Center



Operations Center

2020 Corn: Harvest

Rieman, Karl (around house) 58.66 ac. FSA 10349

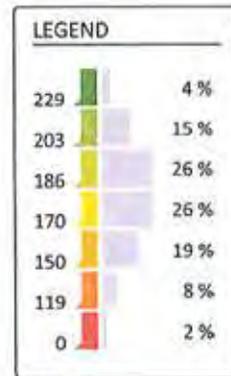
Layer: Dry Yield

Midnight Farms | Karl Rieman



Operation Dates: 11/04/2020 - 11/04/2020

AGRONOMIC DATA	
TOTAL DRY YIELD	AVG. WET WEIGHT
10,681.21 bu	9,973.7 lb/ac
AVG. DRY YIELD	
175.39 bu/ac	
AVG. MSTR	
16.23 %	
AVG. SPEED	
5.26 mi/h	
AREA WORKED	
60.9 ac	
WET WEIGHT	
607,398.31 lb	



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YIELD MAPS - 2020

TRACTS 5-8

Field Analyzer - Operations Center

11/23/2020



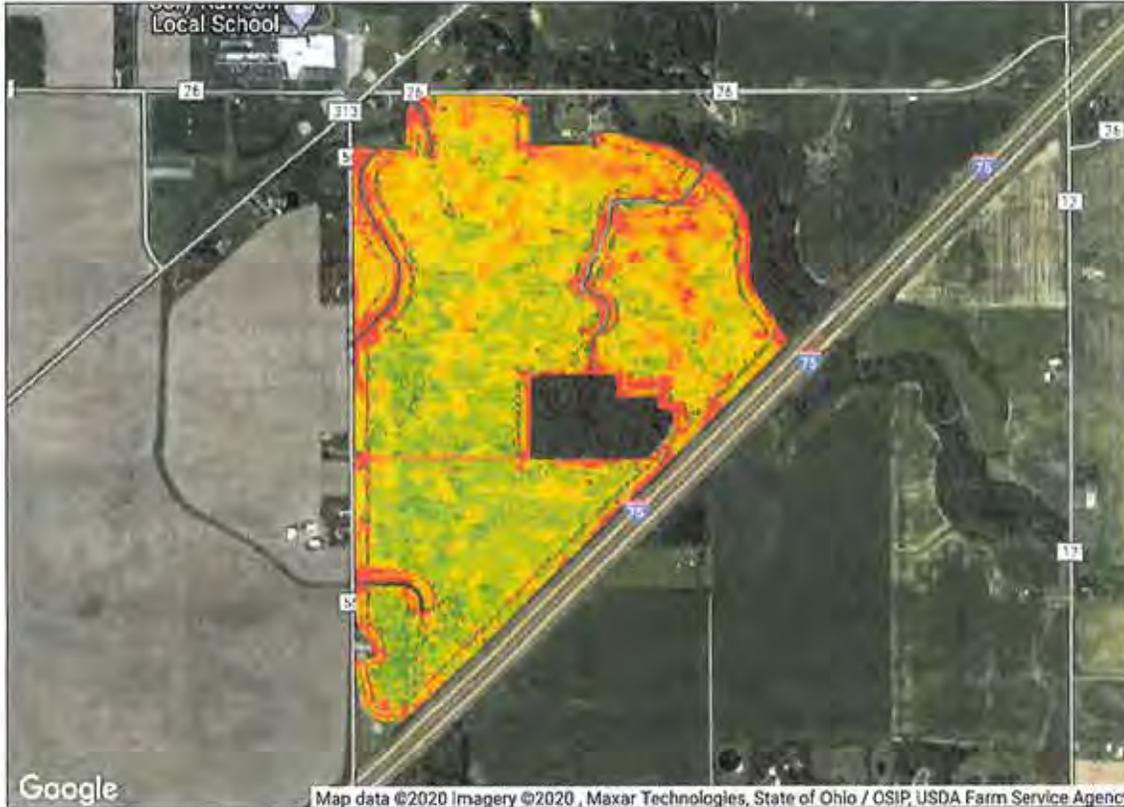
Operations Center

2020 Corn: Harvest

Rieman, Karl (across from house) 201.24 ac. FSA 10349

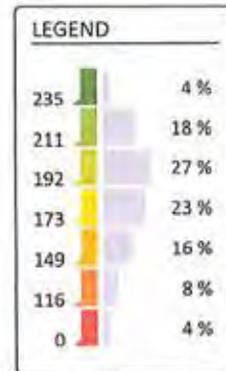
Layer: Dry Yield

Midnight Farms | Karl Rieman



Operation Dates: 11/03/2020 - 11/04/2020

AGRONOMIC DATA	
TOTAL DRY YIELD	AVG. WET WEIGHT
35,756.95 bu	10,343.74 lb/ac
AVG. DRY YIELD	
180.43 bu/ac	
AVG. MSTR	
16.96 %	
AVG. SPEED	
5.05 mi/h	
AREA WORKED	
198.18 ac	
WET WEIGHT	
2,049,923.03 lb	



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YIELD MAPS - 2020

TRACT 10

11/23/2020

Field Analyzer - Operations Center



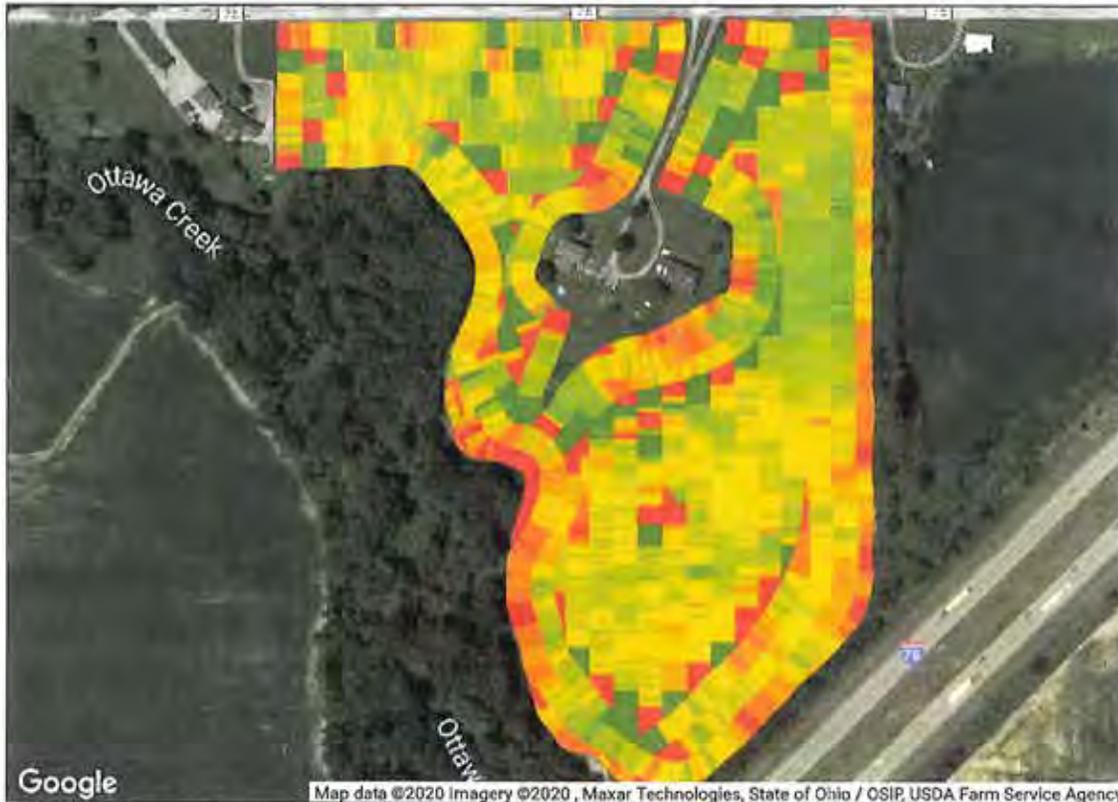
Operations Center

2020 Soybeans: Harvest

Rieman, Karl (Nichols) 21.02 ac. FSA 10349

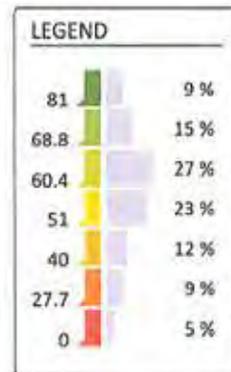
Layer: Dry Yield

Midnight Farms | Karl Rieman



Operation Dates: 09/22/2020 - 09/22/2020

AGRONOMIC DATA	
TOTAL DRY YIELD	AVG. WET WEIGHT
1,255.23 bu	3,384.51 lb/ac
AVG. DRY YIELD	
57.92 bu/ac	
AVG. MSTR	
11.84 %	
AVG. SPEED	
3.7 mi/h	
AREA WORKED	
21.67 ac	
WET WEIGHT	
73,342.29 lb	



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YIELD MAPS - 2020

TRACTS 12 & 13

Field Analyzer - Operations Center

11/23/2020

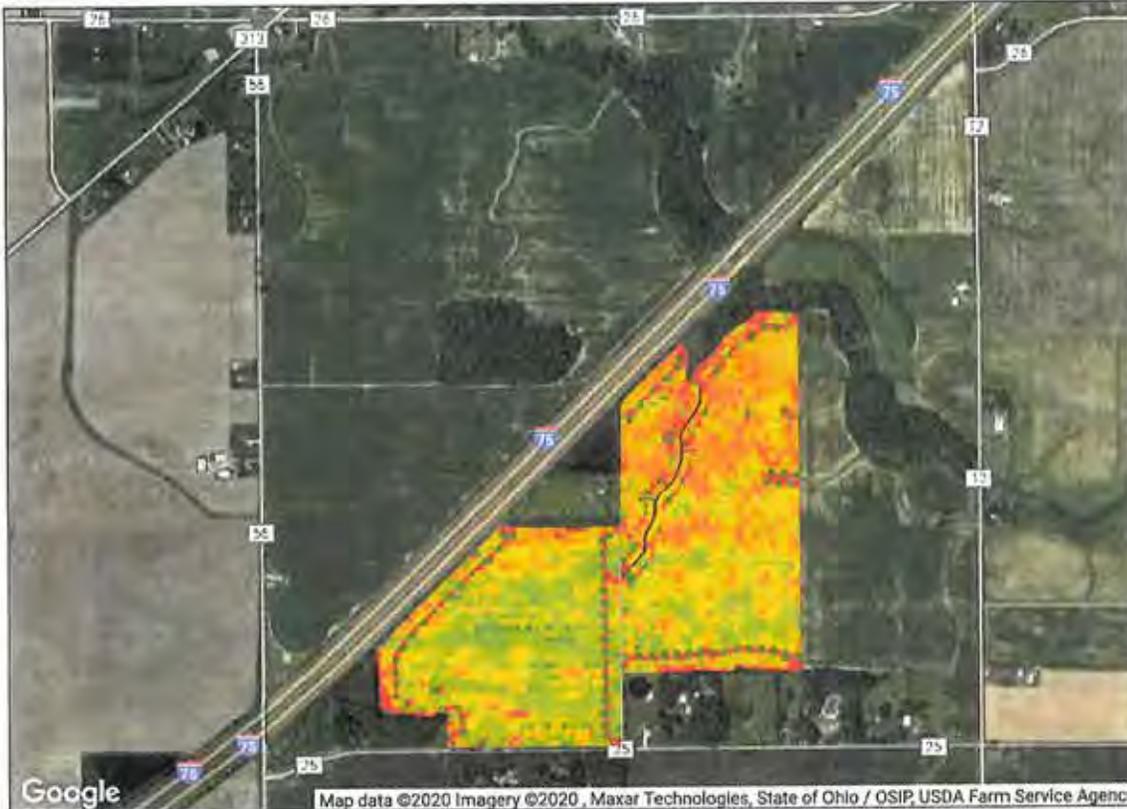


Operations Center

2020 Soybeans: Harvested by Riemann, Karl (Shearer all) 54.81+72.62=127.43 ac. FSA 10349

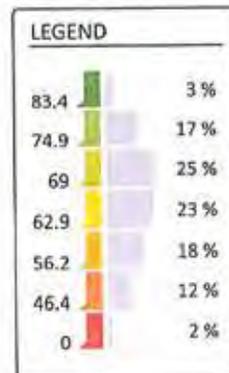
Layer: Dry Yield

Midnight Farms | Karl Riemann



Operation Dates: 09/23/2020 - 09/24/2020

AGRONOMIC DATA	
TOTAL DRY YIELD	AVG. WET WEIGHT
8,098.63 bu	3,898.28 lb/ac
AVG. DRY YIELD	
65.04 bu/ac	
AVG. MSTR	
11.77 %	
AVG. SPEED	
4.31 mi/h	
AREA WORKED	
124.52 ac	
WET WEIGHT	
485,414.15 lb	



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YIELD MAPS - 2020

11/23/2020

Field Analyzer - Operations Center



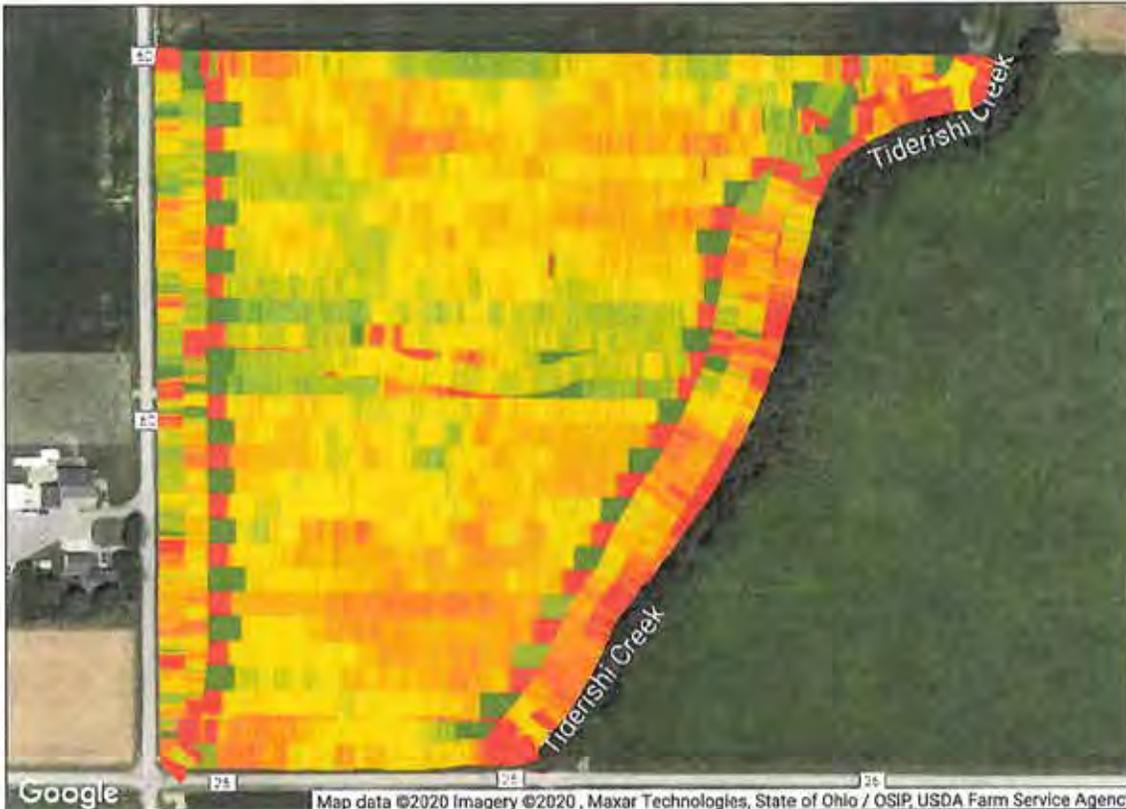
Operations Center

2020 Soybeans: Harvest

Rieman, Karl (Kelly Farm) 32.15 ac. FSA 10349

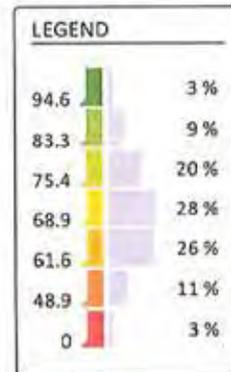
Layer: Dry Yield

Midnight Farms | Karl Rieman



Operation Dates: 09/22/2020 - 09/22/2020

AGRONOMIC DATA	
TOTAL DRY YIELD	AVG. WET WEIGHT
2,233.15 bu	4,219.39 lb/ac
AVG. DRY YIELD	
69.81 bu/ac	
AVG. MSTR	
12.07 %	
AVG. SPEED	
3.86 mi/h	
AREA WORKED	
31.99 ac	
WET WEIGHT	
134,978.38 lb	



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YIELD MAPS - 2021

TRACTS 1 & 2

Field Analyzer - Operations Center

11/23/21, 7:20 AM



Operations Center

2021 Soybeans: Harvest

Layer: Dry Yield

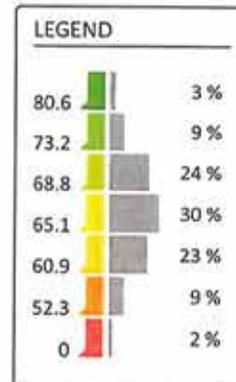
Rieman, Karl (high school) 86.22ac. FSA 10349

Midnight Farms | Karl Rieman



Operation Dates: 09/28/2021 - 09/28/2021

AGRONOMIC DATA	
TOTAL DRY YIELD	AVG. WET WEIGHT
5,707.36 bu	3,981.65 lb/ac
AVG. DRY YIELD	
66.35 bu/ac	
AVG. MSTR	
10.4 %	
AVG. SPEED	
4.82 mi/h	
AREA WORKED	
86.02 ac	
WET WEIGHT	
342,501.92 lb	



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YIELD MAPS - 2021

TRACT 3

11/23/21, 7:22 AM

Field Analyzer - Operations Center



Operations Center

2021 Corn: Harvest

Rieman, Karl (west of ditch) 160.84 ac. FSA 10349

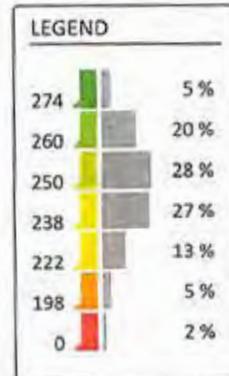
Layer: Dry Yield

Midnight Farms | Karl Rieman



Operation Dates: 10/19/2021 - 10/20/2021

AGRONOMIC DATA	
TOTAL DRY YIELD	AVG. WET WEIGHT
39,357.53 bu	14,106.19 lb/ac
AVG. DRY YIELD	
244.27 bu/ac	
AVG. MSTR	
17.57 %	
AVG. SPEED	
4 mi/h	
AREA WORKED	
161.12 ac	
WET WEIGHT	
2,272,788.76 lb	



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YIELD MAPS - 2021

TRACT 4

11/23/21, 7:18 AM

Field Analyzer - Operations Center



Operations Center

2021 Soybeans: Harvest

Rieman, Karl (around house) 58.66 ac. FSA 10349

Layer: Dry Yield

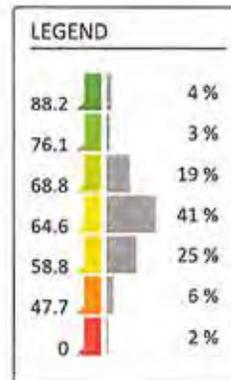
Midnight Farms | Karl Rieman



Map data ©2021 Imagery ©2021, Maxar Technologies, State of Ohio / OSIP, USDA Farm Service Agency

Operation Dates: 09/27/2021 - 09/27/2021

AGRONOMIC DATA	
TOTAL DRY YIELD	AVG. WET WEIGHT
3,636.45 bu	3,906.26 lb/ac
AVG. DRY YIELD	
65.09 bu/ac	
AVG. MSTR	
8.99 %	
AVG. SPEED	
4.34 mi/h	
AREA WORKED	
55.87 ac	
WET WEIGHT	
218,242.65 lb	



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YIELD MAPS - 2021

TRACTS 5-8

11/23/21, 7:15 AM

Field Analyzer - Operations Center



Operations Center

2021 Soybeans: Harvest **Rieman, Karl (across from house) 201.24 ac. FSA 10349**

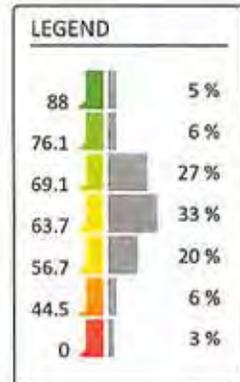
Layer: Dry Yield

Midnight Farms | Karl Rieman



Operation Dates: 09/26/2021 - 09/27/2021

AGRONOMIC DATA	
TOTAL DRY YIELD	AVG. WET WEIGHT
13,001.36 bu	3,927.55 lb/ac
AVG. DRY YIELD	
65.43 bu/ac	
AVG. MSTR	
10.98 %	
AVG. SPEED	
4.54 mi/h	
AREA WORKED	
198.72 ac	
WET WEIGHT	
780,483.41 lb	



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YIELD MAPS - 2021

TRACT 10

Field Analyzer - Operations Center

11/22/21, 11:38 AM



Operations Center

2021 Soybeans: Harvest

Rieman, Karl (Nichols) 21.02 ac. FSA 10349

Layer: Dry Yield

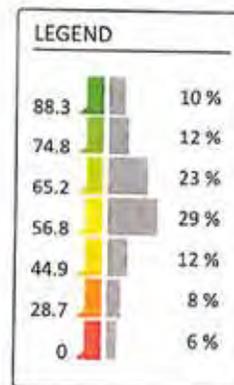
Midnight Farms | Karl Rieman



Map data ©2021 Imagery ©2021, Maxar Technologies, State of Ohio / OSIP, USDA Farm Service Agency

Operation Dates: 09/28/2021 - 09/28/2021

AGRONOMIC DATA	
TOTAL DRY YIELD	AVG. WET WEIGHT
1,042.91 bu	3,490.75 lb/ac
AVG. DRY YIELD	
58.16 bu/ac	
AVG. MSTR	
9.51 %	
AVG. SPEED	
4.43 mi/h	
AREA WORKED	
17.93 ac	
WET WEIGHT	
62,589.03 lb	



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YIELD MAPS - 2021

TRACTS 12 & 13

Field Analyzer - Operations Center

11/23/21, 7:21 AM



Operations Center

2021 Corn: Harvest Rieman, Karl (Shearer all) 54.81+72.62=127.43 ac. FSA 10349

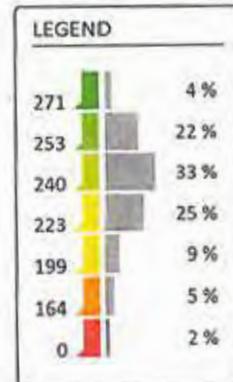
Layer: Dry Yield

Midnight Farms | Karl Rieman



Operation Dates: 10/20/2021 - 10/21/2021

AGRONOMIC DATA	
TOTAL DRY YIELD	AVG. WET WEIGHT
28,547.9 bu	13,289.06 lb/ac
AVG. DRY YIELD	
230.5 bu/ac	
AVG. MSTR	
17.44 %	
AVG. SPEED	
3.88 mi/h	
AREA WORKED	
123.85 ac	
WET WEIGHT	
1,645,849.72 lb	

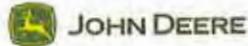


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YIELD MAPS - 2021

11/23/21, 7:20 AM

Field Analyzer - Operations Center



Operations Center

2021 Corn: Harvest

Rieman, Karl (Kelly Farm) 32.15 ac. FSA 10349

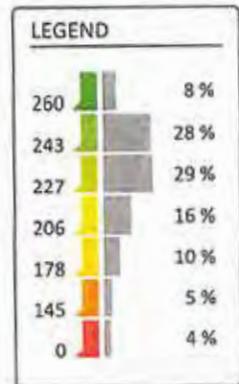
Layer: Dry Yield

Midnight Farms | Karl Rieman



Operation Dates: 10/23/2021 - 10/23/2021

AGRONOMIC DATA	
TOTAL DRY YIELD	AVG. WET WEIGHT
6,993.94 bu	12,698.82 lb/ac
AVG. DRY YIELD	
220.21 bu/ac	
AVG. MSTR	
17.46 %	
AVG. SPEED	
3.65 mi/h	
AREA WORKED	
31.76 ac	
WET WEIGHT	
403,314.67 lb	



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YIELD MAPS - 2022

TRACTS 1 & 2

Field: Rieman, Karl (high school) 86.22ac. FSA 10349
Client: Midnight Farms | Farm: Karl Rieman



2022 Corn Harvest: Yield

Start: Oct 13, 2022 5:16 PM
End: Oct 14, 2022 1:58 PM

Work Totals

Area Harvested: 85.9 ac
Total Yield: 18,442 bu
Wet Weight: 12,741 lb/ac

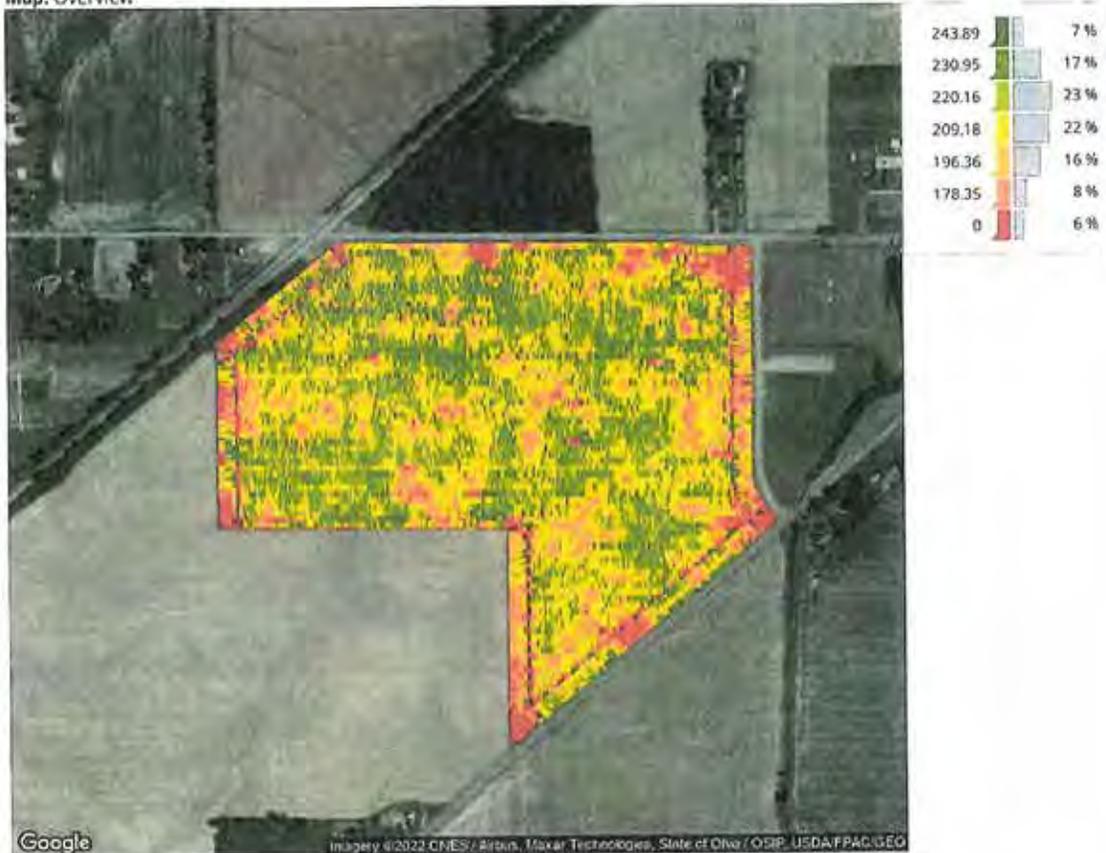
Yield: 214.72 bu/ac
Moisture: 19.8 %
Total Wet Weight: 1,094,317 lb

Performance

Speed: 3.9 mi/hr
Working Time: 6 hrs 21 mins
Throughput (Dry): 2,898 bu/hr
Fuel Efficiency: 148.1 bu/gal
Fuel: 20 gal/hr

Productivity: 13.5 ac/hr
Total Fuel: 124.5 gal
Throughput (Wet): 171,957.1 lb/hr
Fuel: 1.4 gal/ac

Map: Overview



Equipment

Midnight 5790 815019 1H0S790SCLT815019

Varieties

5909AM

YIELD MAPS - 2022

TRACT 3

Field: Rieman, Karl (west of ditch) 160.84 ac, FSA 10349
Client: Midnight Farms | Farm: Karl Rieman



2022 Soybeans Harvest: Yield

Start: Sep 24, 2022 1:38 PM
End: Oct 1, 2022 1:01 PM

Work Totals

Area Harvested: 161.2 ac
Total Yield: 11,434 bu
Wet Weight: 4,296.6 lb/ac

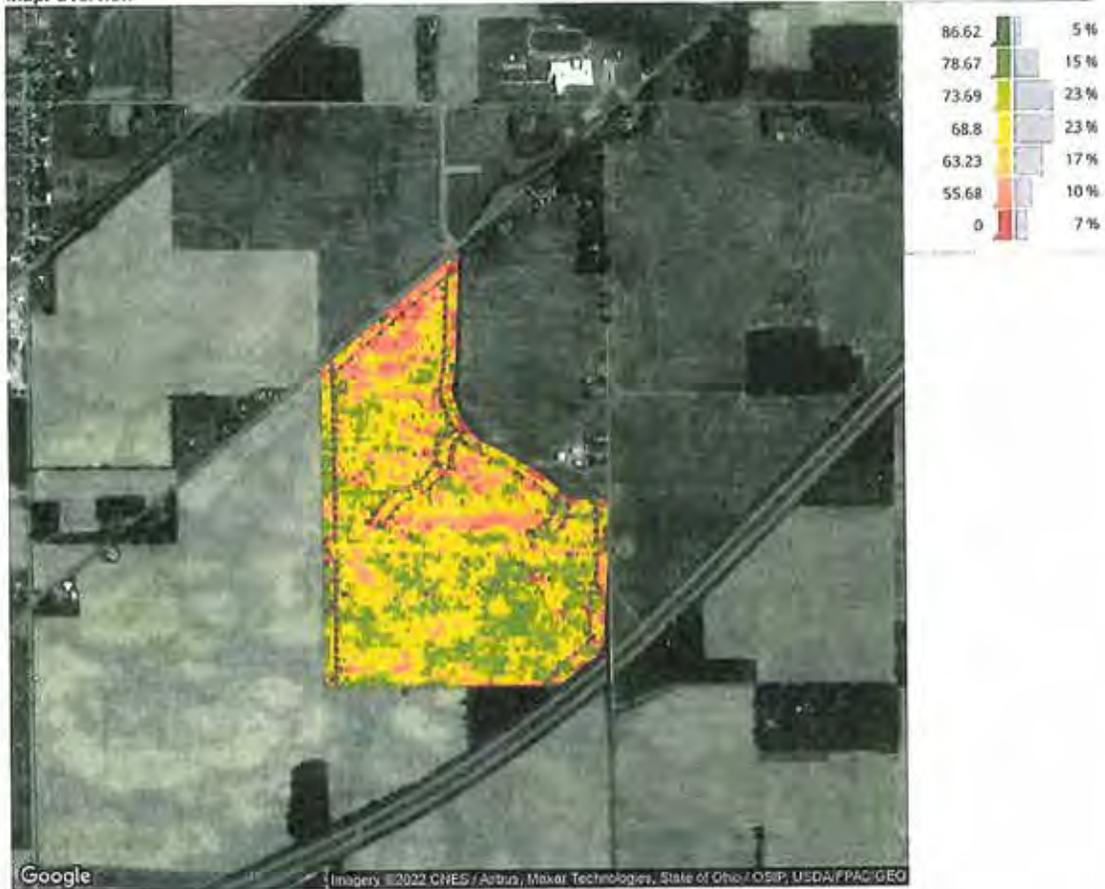
Yield: 70.95 bu/ac
Moisture: 13.5 %
Total Wet Weight: 692,464 lb

Performance

Speed: 4 mi/hr
Working Time: 7 hrs 41 mins
Throughput (Dry): 1,488 bu/hr
Fuel Efficiency: 68 bu/gal
Fuel: 22 gal/hr

Productivity: 21 ac/hr
Total Fuel: 168.1 gal
Throughput (Wet): 90,114.7 lb/hr
Fuel: 1 gal/ac

Map: Overview



Equipment

Midnight S790 815019 1H05790SCLT815019

Varieties

TEST

YIELD MAPS - 2022

TRACT 4

Field: Rieman, Karl (around house) 58.66 ac. FSA 10349
Client: Midnight Farms | Farm: Karl Rieman



2022 Corn Harvest: Yield

Start: Oct 26, 2022 4:43 PM
End: Oct 27, 2022 12:15 PM

Work Totals

Area Harvested: 60.9 ac
Total Yield: 12,376 bu
Wet Weight: 11,632.1 lb/ac

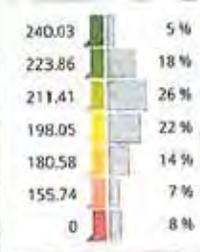
Yield: 203.09 bu/ac
Moisture: 16.9 %
Total Wet Weight: 708,828 lb

Performance

Speed: 4.1 mi/hr
Working Time: 4 hrs 19 mins
Throughput (Dry): 2,858 bu/hr
Fuel Efficiency: 149.1 bu/gal
Fuel: 19 gal/hr

Productivity: 14.1 ac/hr
Total Fuel: 83 gal
Throughput (Wet): 163,686.9 lb/hr
Fuel: 1.4 gal/ac

Map: Overview



Equipment

Midnight S790 815019 1H0S790SCLT815019

Varieties

5829A4

5909AM

YIELD MAPS - 2022

TRACTS 5-8

Field: Rieman, Karl (across from house) 201.24 ac. FSA 10349
Client: Midnight Farms | Farm: Karl Rieman



2022 Corn Harvest: Yield

Start: Oct 14, 2022 2:07 PM
End: Oct 28, 2022 1:42 PM

Work Totals

Area Harvested: 198.9 ac
Total Yield: 42,241 bu
Wet Weight: 12,293.6 lb/ac

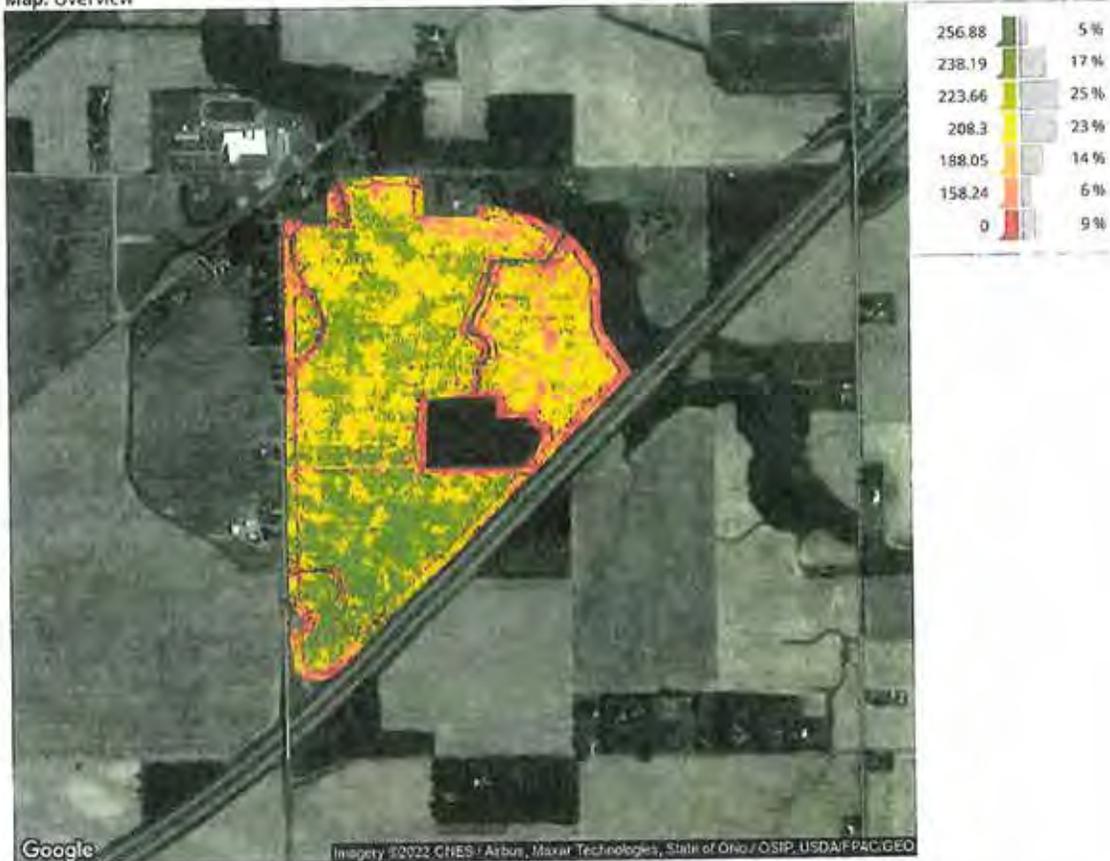
Yield: 212.34 bu/ac
Moisture: 17.8 %
Total Wet Weight: 2,445,622 lb

Performance

Speed: 3.8 mi/hr
Working Time: 15 hrs 7 mins
Throughput (Dry): 2,793 bu/hr
Fuel Efficiency: 150.1 bu/gal
Fuel: 19 gal/hr

Productivity: 13.2 ac/hr
Total Fuel: 281.4 gal
Throughput (Wet): 161,711.3 lb/hr
Fuel: 1.4 gal/ac

Map: Overview



Equipment

Midnight S790 815019 1H0S790SCLT815019

Varieties

5829A4

YIELD MAPS - 2022

TRACT 10

Field: Rieman, Karl(Nichols) 18.0 ac. FSA 10349
Client: Midnight Farms | Farm: Karl Rieman



2022 Soybeans Harvest: Yield

Start: Oct 13, 2022 3:13 PM
End: Oct 13, 2022 4:24 PM

Work Totals

Area Harvested: 16.7 ac
Total Yield: 743 bu
Wet Weight: 2,667.9 lb/ac

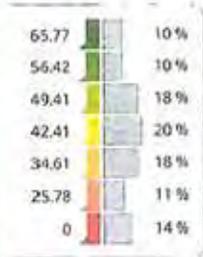
Yield: 44.4 bu/ac
Moisture: 11.8 %
Total Wet Weight: 44,623 lb

Performance

Speed: 3.7 mi/hr
Working Time: 57 mins
Throughput (Dry): 778 bu/hr
Fuel Efficiency: 44.1 bu/gal
Fuel: 18 gal/hr

Productivity: 17.5 ac/hr
Total Fuel: 16.8 gal
Throughput (Wet): 46,765.9 lb/hr
Fuel: 1 gal/ac

Map: Overview



Equipment

Midnight 5790 815019 1H05790SCLT815019

Varieties

TEST

YIELD MAPS - 2022

TRACTS 12 & 13

Field: Rieman, Karl (Shearer all) 54.81+72.62=127.43 ac. FSA 10349

Client: Midnight Farms | Farm: Karl Rieman



2022 Soybeans Harvest: Yield

Start: Oct 1, 2022 1:31 PM

End: Oct 12, 2022 5:24 PM

Work Totals

Area Harvested: 123.7 ac

Total Yield: 8,069 bu

Wet Weight: 3,932.5 lb/ac

Yield: 65.22 bu/ac

Moisture: 12.2 %

Total Wet Weight: 486,507 lb

Performance

Speed: 4.1 mi/hr

Working Time: 5 hrs 51 mins

Throughput (Dry): 1,377 bu/hr

Fuel Efficiency: 65.9 bu/gal

Fuel: 21 gal/hr

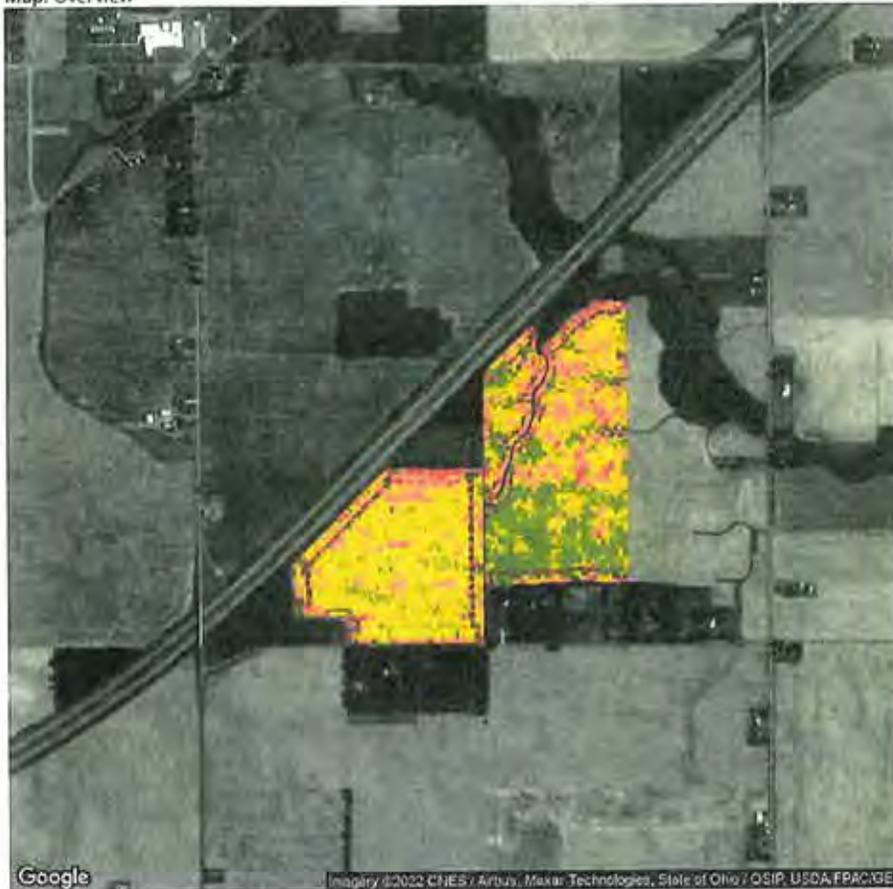
Productivity: 21.1 ac/hr

Total Fuel: 122.5 gal

Throughput (Wet): 83,053.5 lb/hr

Fuel: 1 gal/ac

Map: Overview



Equipment

Midnight S790 815019 1H0S790SCLT815019

Varieties

TEST

YIELD MAPS - 2022

Field: Rieman, Karl (Kelly Farm) 32.15 ac. FSA 10349
Client: Midnight Farms | Farm: Karl Rieman



2022 Soybeans Harvest: Yield

Start: Oct 1, 2022 5:52 PM
End: Oct 1, 2022 7:49 PM

Work Totals

Area Harvested: 31.9 ac
Total Yield: 2,071 bu
Wet Weight: 3,907.1 lb/ac

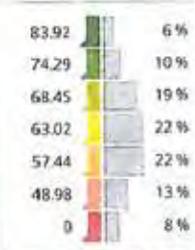
Yield: 65.01 bu/ac
Moisture: 12.3 %
Total Wet Weight: 124,473 lb

Performance

Speed: 3.8 mi/hr
Working Time: 1 hr 37 mins
Throughput (Dry): 1,268 bu/hr
Fuel Efficiency: 64.4 bu/gal
Fuel: 20 gal/hr

Productivity: 19.5 ac/hr
Total Fuel: 32.1 gal
Throughput (Wet): 76,232.7 lb/hr
Fuel: 1 gal/ac

Map: Overview



Equipment

Midnight S790 815019 1H0S790SCLT815019

Varieties

TEST

TILE MAPS

TILE MAPS

TRACTS 1-4



TILE MAPS

TRACT 3



TILE MAPS

TRACTS 5 & 6 and PART OF 12 & 13



TILE MAPS

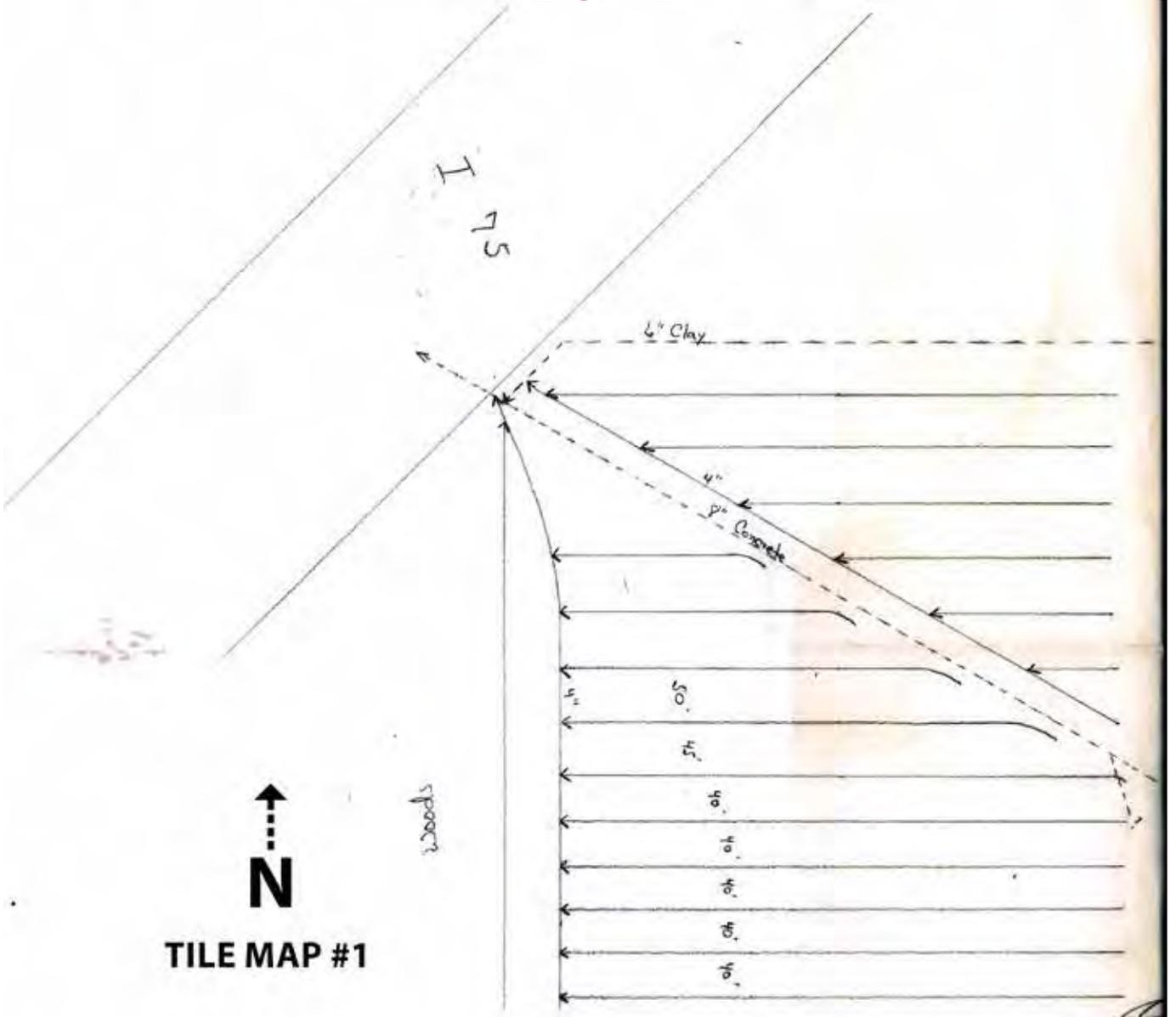
TRACTS 7-10



PER OWNER TILE DOES EXIST,
BUT NO RECORD MAPS ARE ON HAND.

TILE MAPS

TRACT 12



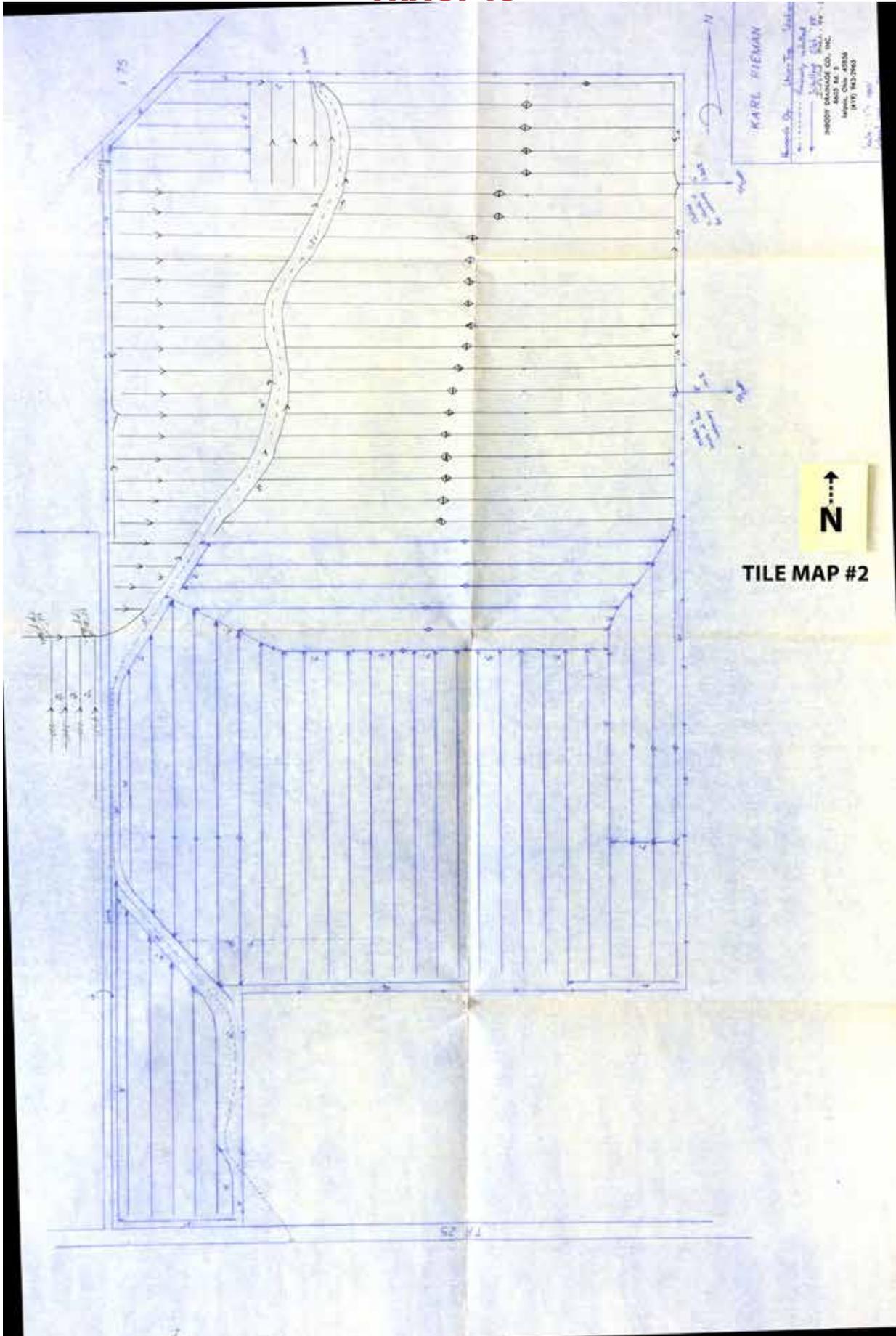
TILE MAP #1

<p>Karl Riemann</p> <p>←----- tile previously installed ←----- Plaque installed Nov., 1997 Installed by: Cornwell and Sons, Inc. Drawn by: Ron Cornwell Completed 11/22/97</p>	<p>↑ N</p> <p>TWP ROAD 25th</p> <p>↑ spacers</p>
--	---

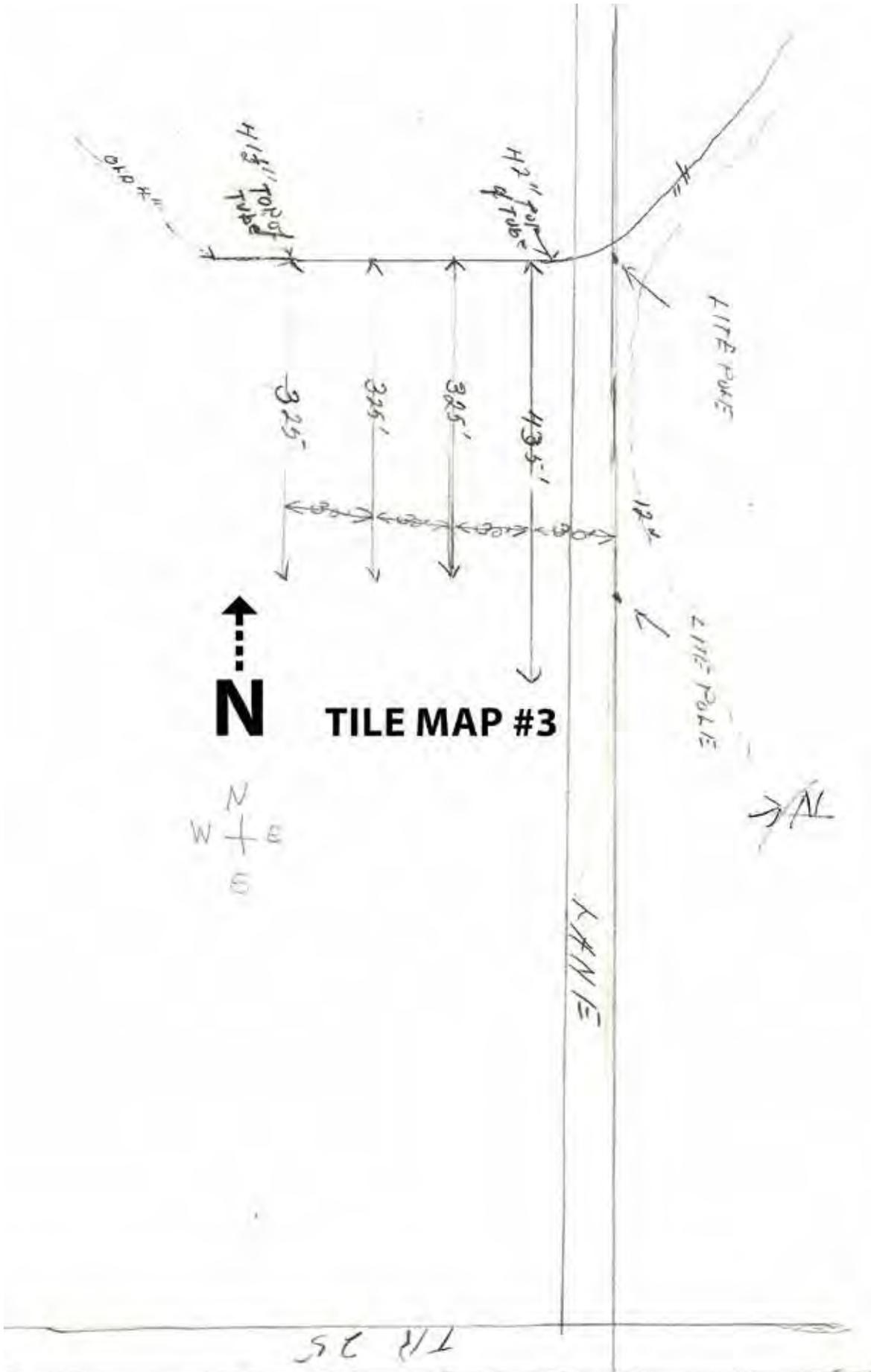
(SIG)

TILE MAPS

TRACT 13

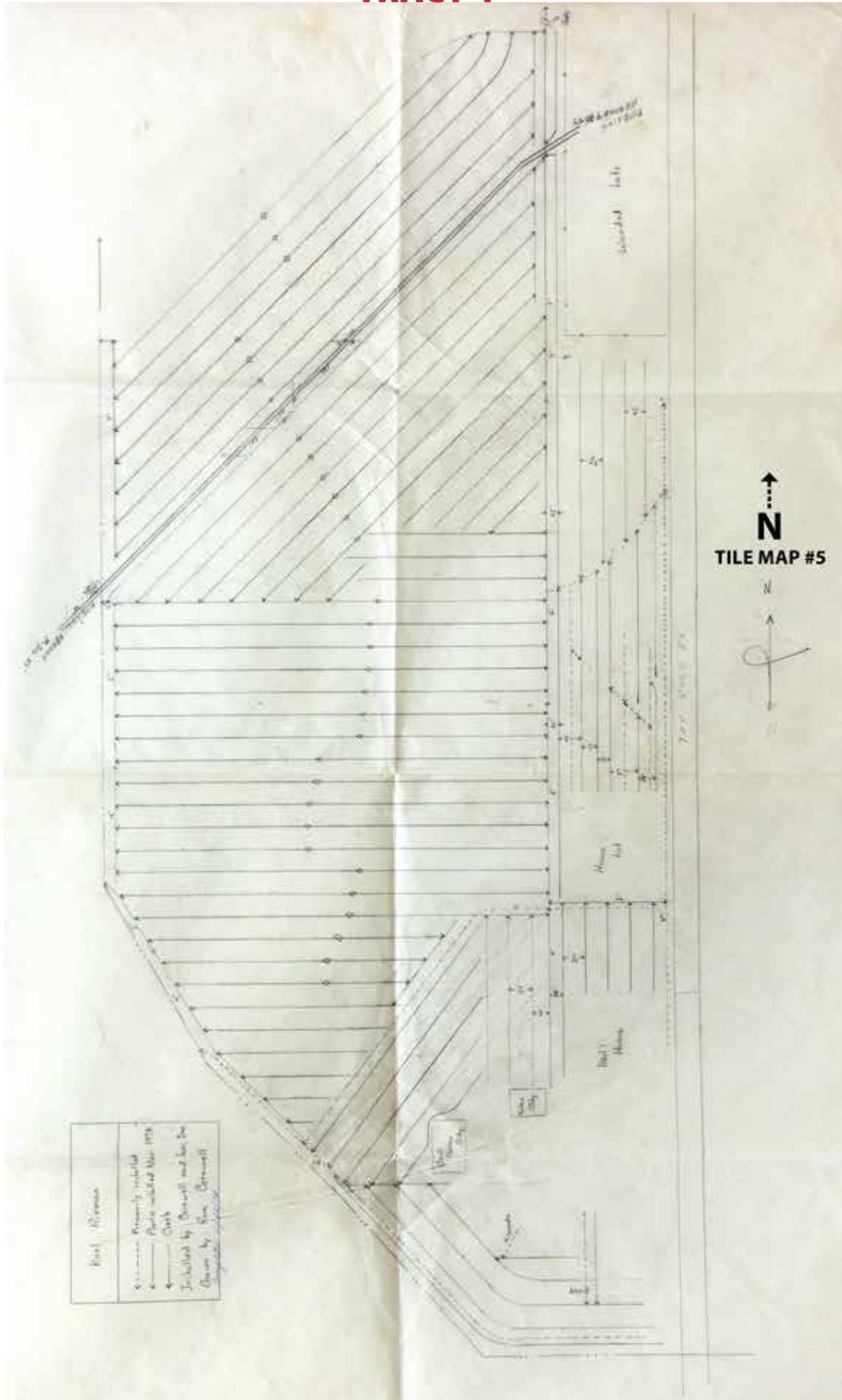


TILE MAPS



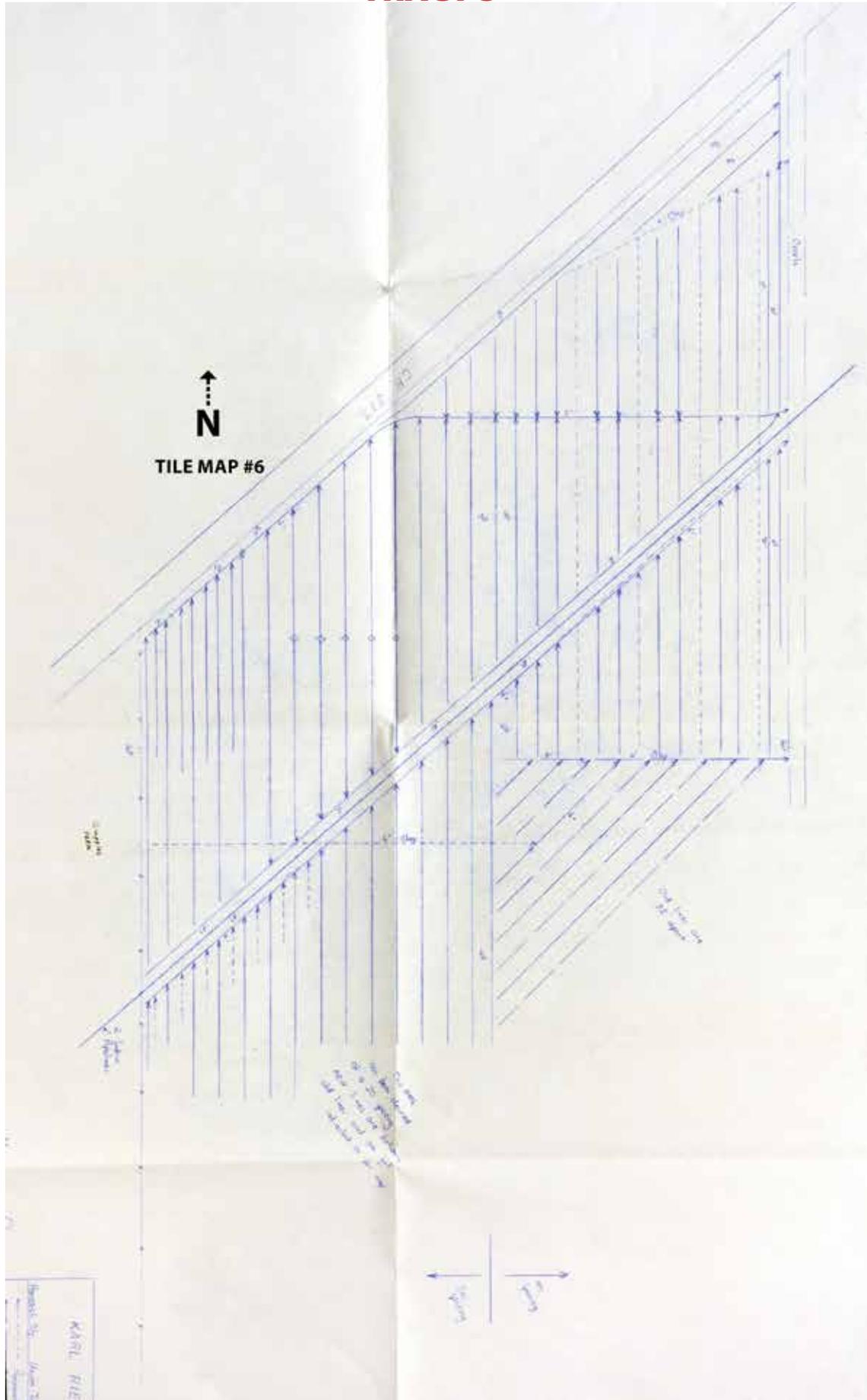
TILE MAPS

TRACT 4



TILE MAPS

TRACT 3



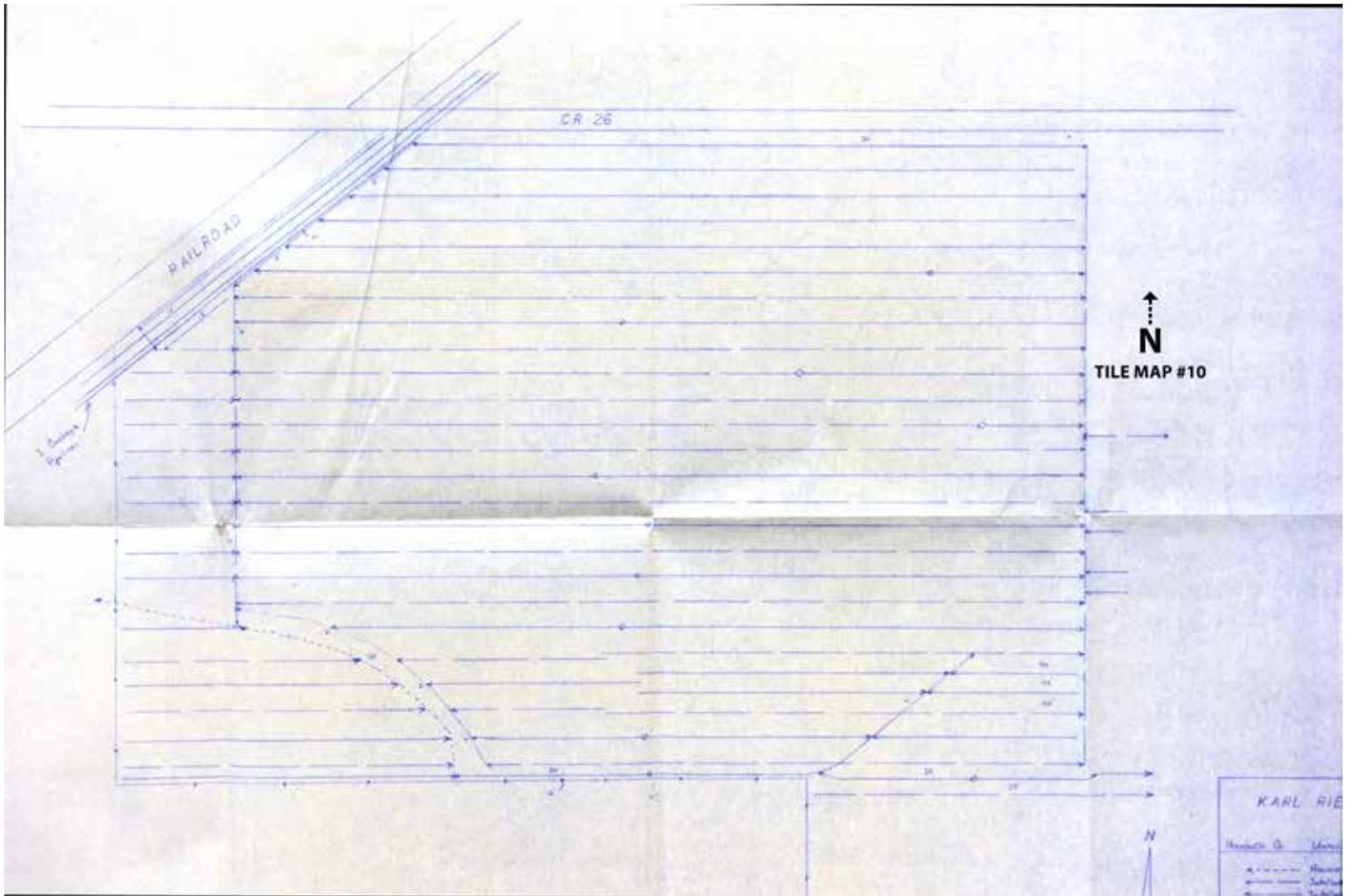
TILE MAPS

TRACT 3



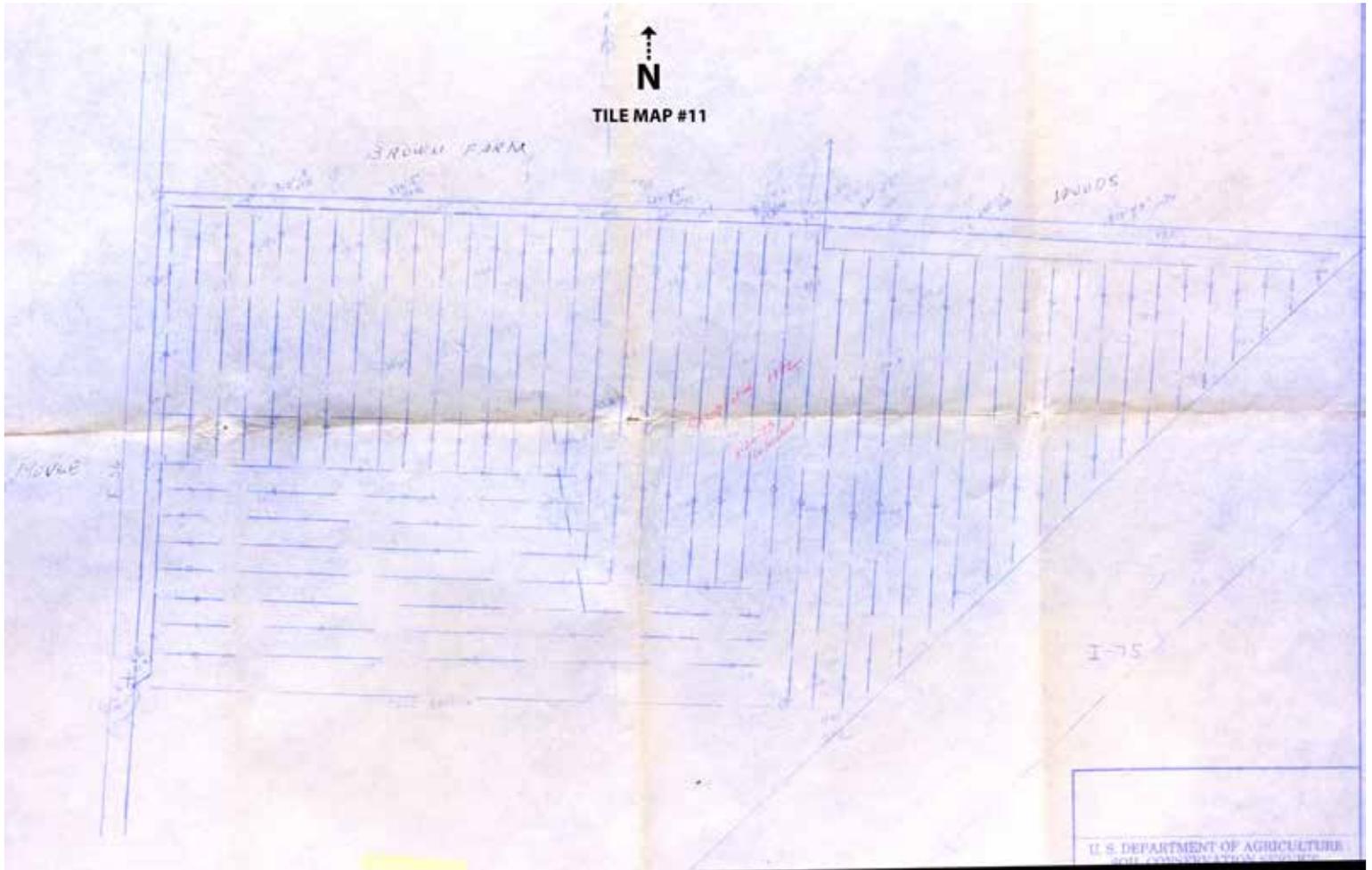
TILE MAPS

TRACT 1



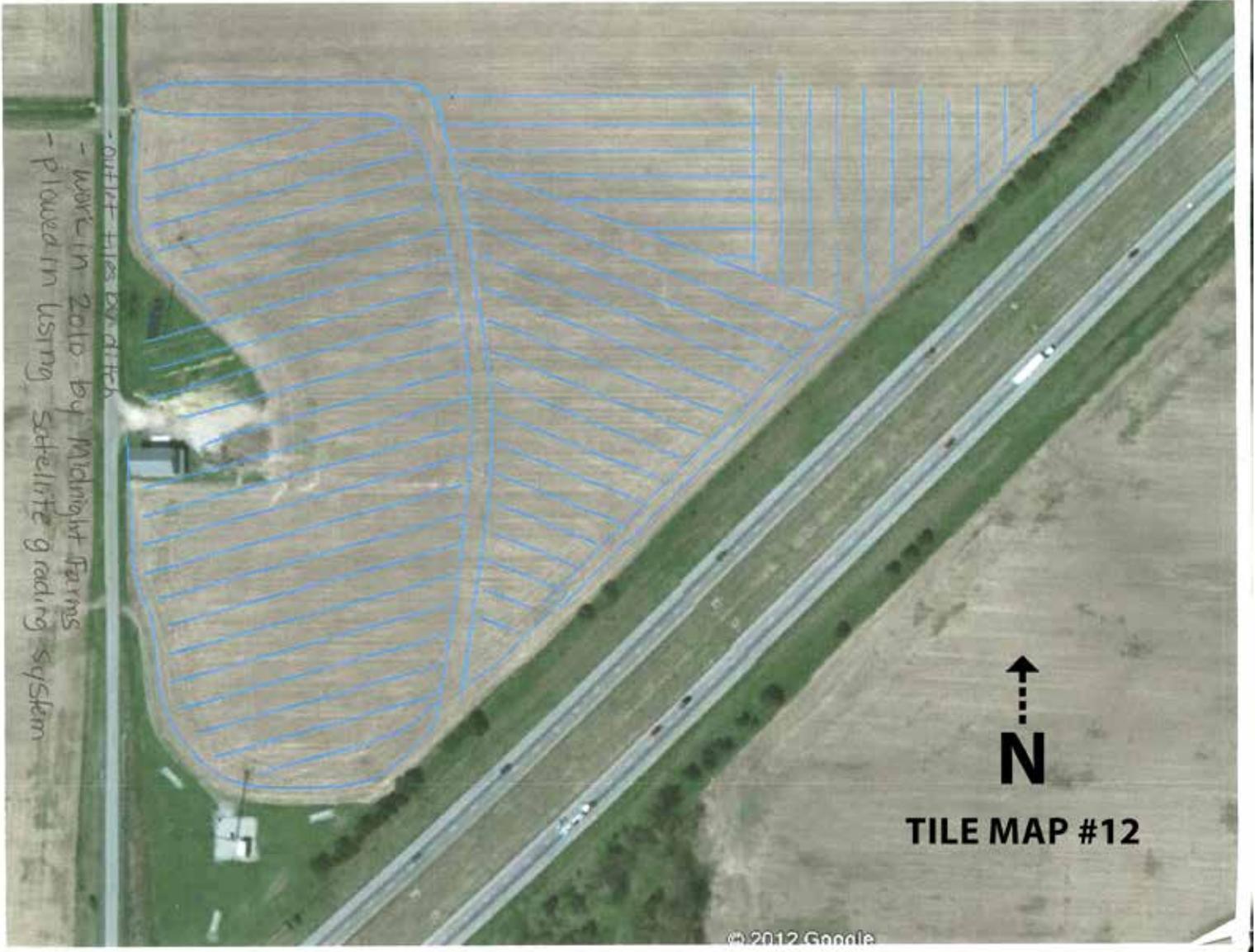
TILE MAPS

TRACT 5



TILE MAPS

TRACT 6



TAX INFORMATION

TAX INFORMATION

TRACT 1 & 2

Beacon - Hancock County, OH - Report: 440000117060

4/19/23, 7:04 AM



Hancock County, OH

Summary

Parcel ID 440000117060
Map Number 190927000002000
Property Address COUNTY RD 26
BLUFFTON OH 45817
Brief Tax Description T1S R09 S27 NE1/4 EX NYC RR NW1/4 & NW COR NE1/4
*(Note: *The Description above is not to be used on legal documents.)*
Acres 56.37
Class A
Land Use 110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Market Area 4422A000 UNION:CR LSD MIXED USE
Tax District 44 Union Township - Cory-Rawson LSD
Homestead NO

Note: The land use code above is not the zoning code.

Owners

Mailing Address
[KINDER-SEGEN LLC](#)
16570 TOWNSHIP RD 56
BLUFFTON OH 45817

Owner
KINDER-SEGEN LLC TERESA A RIEMAN LIV TRUST RIEMAN KARL L SUCC-TE

Map



Property Record Card

[Property Card](#)

Topography/Utilities

Level Topography	YES	Standard Roads	NO
High Topography	NO	Public Water Utilities	NO
Low Topography	NO	Public Sewer Utilities	NO
Rolling Topography	NO	Public Gas Utilities	NO
Standard Topography	NO	Public Electric Utilities	YES
Paved Roads	YES	Private Water Utilities	NO
Gravel Roads	NO	Private Sewer Utilities	NO
Dirt Roads	NO	Private Gas Utilities	NO
Sidewalks	NO	Private Electric Utilities	NO
Curbs	NO	Standard Utilities	YES

TAX INFORMATION

TRACT 1 & 2

Beacon - Hancock County, OH - Report: 440000117060

4/19/23, 7:04 AM

Comments

Type	Description
Transfer	7 CDS 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203
Transfer	10 CDS (1/2 INT) 44-1028651, 44-117060, 44-1012358, 44-1012353, 44-116750, 44-1026282, 44-118630, 44-1028638, 44-1028637, 19-1001646
Transfer	7 CDS, 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203
Transfer	7 CDS, 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203
Transfer	9 CDS 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203, 44-1026282, 44-118630

Land

Land Type	Code	Frontage	Depth (F/R)	Street Price	Depth Percent	Rate	Adjusted Rate	Adjustment	Total	Value	Acres
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$7,110.00	\$0.00	0	\$148,050.00	\$148,050.00	20.823
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$6,600.00	\$0.00	0	\$104,720.00	\$104,720.00	15.867
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$9,240.00	\$0.00	0	\$13,920.00	\$13,920.00	1.506
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$6,350.00	\$0.00	0	\$111,530.00	\$111,530.00	17.564
AG - AGRICULTURAL	RD - ROAD	0	0/0	0	0%	\$0.00	\$0.00	0	\$0.00	\$0.00	0.61

Agricultural

Land Type	Code	Soil	Acres	Rate	Appraised Value	Assessed Value	CAUV Rate	CAUV Value	Taxable Value
AG - AGRICULTURAL	CR - CROP LAND	PmA	20.823	7110	\$148,050	\$51,820	2700	\$56,220	\$19,680.00
AG - AGRICULTURAL	CR - CROP LAND	BoA	15.867	6600	\$104,720	\$36,650	1950	\$30,940	\$10,830.00
AG - AGRICULTURAL	RD - ROAD	DEFLT	0.61	0	\$0	\$0	0	\$0	\$0.00
AG - AGRICULTURAL	CR - CROP LAND	BnA	1.506	9240	\$13,920	\$4,870	1950	\$2,940	\$1,030.00
AG - AGRICULTURAL	CR - CROP LAND	BoB	17.564	6350	\$111,530	\$39,040	1690	\$29,680	\$10,390.00
Total			56.370		\$378,220	\$132,380		\$119,780	\$41,930.00

Sales

Sale Date	Sale Amount	Buyer	Conveyance Number	Deed Type
12/28/2012	\$0	KINDER-SEGEN LLC & TERESA A RIEMAN LIV TRUST	1166	WDE
10/19/2010	\$0	RIEMAN KARL L & TERESA A LIVING TRUSTS	787	AFE
8/31/2010	\$0	RIEMAN KARL L & TERESA A LIVING TRS	621	AFE
1/16/2002	\$0	RIEMAN KARL L & TERESA A LIVING TRS	84	WDE
1/16/2002	\$0	RIEMAN KARL L LIVING TRUST	83	WDE
1/1/1900	\$0	RIEMAN KARL L & TERESA A	0	

Recent Sales In Area

Sale date range:

From: 04/19/2020 To: 04/19/2023

Sales by Neighborhood

Sales by Subdivision

1500 Feet Sales by Distance

Valuation

Assessed Year	2022
Land Value	\$119,780
Improvements Value	\$0
Total Value (Appraised 100%)	\$119,780
Land Value	\$41,930
Improvements Value	\$0
Total Value (Assessed 35%)	\$41,930

TAX INFORMATION

TRACT 1 & 2

Beacon - Hancock County, OH - Report: 440000117060

4/19/23, 7:04 AM

Valuation History

Date	Tax Year	Reason	Taxable Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Taxable Assessed Land Value	Assessed Improvements Value	Assessed Total Value
7/31/2019	2019	Reappraisal - Triennial Update - 2019 TRI	\$109,360	\$0	\$109,360	\$38,280	\$0	\$38,280
9/15/2016	2016	Reappraisal	\$156,810	\$0	\$156,810	\$54,890	\$0	\$54,890

Tax Distribution

Estimated Tax Distribution

Tax History

Tax Year (click for detail)	1st Half	Full Year
2022 Payable 2023	\$0.00	\$0.00
2021 Payable 2022	\$0.00	\$0.00
2020 Payable 2021	\$0.00	\$0.00
2019 Payable 2020	\$0.00	\$0.00
2018 Payable 2019	\$0.00	\$0.00
2017 Payable 2018	\$0.00	\$0.00
2016 Payable 2017	\$0.00	\$0.00
2015 Payable 2016	\$0.00	\$0.00
2014 Payable 2015	\$0.00	\$0.00
2013 Payable 2014	\$0.00	\$0.00
2012 Payable 2013	\$0.00	\$0.00
2011 Payable 2012	\$0.00	\$0.00
2010 Payable 2011	\$0.00	\$0.00
2009 Payable 2010	\$0.00	\$0.00
2008 Payable 2009	\$0.00	\$0.00
2007 Payable 2008	\$0.00	\$0.00
2006 Payable 2007	\$0.00	\$0.00

Special Assessments

Tax Year	Project Name	1st Half Due	1st Half Collected	1st Half Balance	2nd Half Due	2nd Half Collected	2nd Half Balance
2021 Payable 2022	1-02-00417-OTTAWA CREEK SNG CO DM	\$12.54	(\$12.54)	\$0.00	\$12.54	(\$12.54)	\$0.00
2018 Payable 2019	1-02-00417-OTTAWA CREEK SNG CO DM	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2016 Payable 2017	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$9.00	(\$9.00)	\$0.00	\$9.00	\$0.00	\$9.00
2016 Payable 2017	1-02-00417-OTTAWA CREEK SNG CO DM	\$0.00	\$0.00	\$0.00	\$0.00	(\$20.26)	(\$20.26)
2012 Payable 2013	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2009 Payable 2010	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2006 Payable 2007	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$1.00	(\$1.00)	\$0.00	\$1.00	(\$1.00)	\$0.00

Tax Payments

Detail:

Tax Year	Payment Date	Receipt Number	Amount Paid
2022 Payable 2023	2/1/2023	1465275	\$1,362.68
2021 Payable 2022	7/7/2022	1427115	\$698.88
2021 Payable 2022	2/8/2022	1394146	\$698.88
2020 Payable 2021	7/15/2021	1364451	\$687.77
2020 Payable 2021	2/3/2021	1310197	\$687.77
2019 Payable 2020	6/17/2020	1253204	\$672.11

TAX INFORMATION

TRACT 1 & 2

Beacon - Hancock County, OH - Report: 440000117060

4/19/23, 7:04 AM

2019 Payable 2020	1/13/2020	1207416	\$672.11
2018 Payable 2019	6/12/2019	1172279	\$926.83
2018 Payable 2019	2/6/2019	1150166	\$928.83
2017 Payable 2018	7/9/2018	1113360	\$923.79
2017 Payable 2018	2/6/2018	1069214	\$923.79
2016 Payable 2017	7/14/2017	1022766	\$929.92
2016 Payable 2017	3/31/2017	934181	(\$9.00)
2016 Payable 2017	3/31/2017	934182	\$9.00
2016 Payable 2017	1/23/2017	864294	\$927.66

Total:

Tax Year	Amount Paid
2022 Payable 2023	\$1,362.68
2021 Payable 2022	\$1,397.76
2020 Payable 2021	\$1,375.54
2019 Payable 2020	\$1,344.22
2018 Payable 2019	\$1,855.66
2017 Payable 2018	\$1,847.58
2016 Payable 2017	\$1,857.58

Sketch Legend

AGBF ATTACHED BRCK FIN GAR	AGBU ATTACHED BRCK UNFIN GAR	AGFF ATTACHED FR FIN GAR	AGFU ATTACHED FR UNFIN GAR
BAL BALCONY	BENT BASEMENT ENTRY	BG BASEMENT GARAGE	BPAT BRICK PATIO
BRK BRICK	BW BAY WINDOW	CAN CANOPY	CAR CARPORT
CATH CATHEDRAL CEILING	CPAT CONCRETE PATIO	DGBF DETACHED BRCK FIN GAR	DGBU DETACHED BRCK UNFIN GAR
DGFF DETACHED FR FIN GAR	DGFU DETACHED FR UNFIN GAR	EBP ENCLOSED BRICK Porch	EBZ ENCLOSED BREEZEWAY
EFP ENCLOSED FRAME PORCH	FR FRAME	GL GREENHOUSE/LEAN-TO	LEAN LEAN-TO
OBP OPEN BRICK PORCH	OBZ OPEN BREEZEWAY	OFF OPEN FRAME PORCH	OH OVERHANG
PORT PORTICO/2S OFF	RFX ROOF EXTENSION	SHED SHED	SR SOLAR ROOM
STP STOOP	TRIM TRIM	VLTD VAULTED CEILING	WDDK WOOD DECK

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TAX INFORMATION

TRACT 3 & 4

Beacon - Hancock County, OH - Report: 440001028651

4/19/23, 7:07 AM



Hancock County, OH

Summary

Parcel ID 440001028651
Map Number 190927000001000
Property Address COUNTY RD 313
RAWSON OH 45881
Brief Tax Description T1S R09 S27 PT NE1/4
(Note: *The Description above is not to be used on legal documents.)
Acres 98.399
Class A
Land Use 110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Market Area 4422A000 UNION:CR LSD MIXED USE
Tax District 44 Union Township - Cory-Rawson LSD
Homestead NO

Note: The land use code above is not the zoning code.

Owners

Mailing Address
[KINDER-SEGEN LLC](#)
16570 TOWNSHIP RD 56
BLUFFTON OH 45817

Owner
KINDER-SEGEN LLC TERESA A RIEMAN LIV TRUST RIEMAN KARL L SUCC-TE

Map



Property Record Card

[Property Card](#)

Topography/Utilities

Level Topography	YES	Standard Roads	NO
High Topography	NO	Public Water Utilities	NO
Low Topography	NO	Public Sewer Utilities	NO
Rolling Topography	NO	Public Gas Utilities	NO
Standard Topography	NO	Public Electric Utilities	YES
Paved Roads	YES	Private Water Utilities	NO
Gravel Roads	NO	Private Sewer Utilities	NO
Dirt Roads	NO	Private Gas Utilities	NO
Sidewalks	NO	Private Electric Utilities	NO
Curbs	NO	Standard Utilities	NO

TAX INFORMATION

TRACT 3 & 4

Beacon - Hancock County, OH - Report: 440001028651

4/19/23, 7:07 AM

Comments

Type	Description
Transfer	10 CDS (1/2 INT) 44-1028651, 44-117060, 44-1012358, 44-1012353, 44-116750, 44-1026282, 44-118630, 44-1028638, 44-1028637, 19-1001646
Front of Card	10/19/10 SPLIT FROM 44-1007203(116.287 AC) PER V2386/PG2322 & PG2325 11/4/11 CHANGE ACREAGE TO 98.399 FROM 98.674 DUE TO ROAD TAKE(NO VALUE CHG) PER PLAT 21/472

Land

Land Type	Code	Frontage	Depth (F/R)	Street Price	Depth Percent	Rate	Adjusted Rate	Adjustment	Total	Value	Acres
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$9,110.00	\$0.00	0	\$90,060.00	\$90,060.00	9.886
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$8,290.00	\$0.00	0	\$1,440.00	\$1,440.00	0.174
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$6,350.00	\$0.00	0	\$373,610.00	\$373,610.00	58.837
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$7,110.00	\$0.00	0	\$157,650.00	\$157,650.00	22.173
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$9,240.00	\$0.00	0	\$43,410.00	\$43,410.00	4.698
AG - AGRICULTURAL	R - RIVER	0	0/0	0	0%	\$0.00	\$0.00	0	\$0.00	\$0.00	0.169
AG - AGRICULTURAL	RD - ROAD	0	0/0	0	0%	\$0.00	\$0.00	0	\$0.00	\$0.00	2.462

Agricultural

Land Type	Code	Soil	Acres	Rate	Appraised Value	Assessed Value	CAUV Rate	CAUV Value	Taxable Value
AG - AGRICULTURAL	RD - ROAD	DEFLT	2.462	0	\$0	\$0	0	\$0	\$0.00
AG - AGRICULTURAL	CR - CROP LAND	BoA	4.698	9240	\$43,410	\$15,190	1950	\$9,160	\$3,210.00
AG - AGRICULTURAL	R - RIVER	DEFLT	0.169	0	\$0	\$0	0	\$0	\$0.00
AG - AGRICULTURAL	CR - CROP LAND	BpA	9.886	9110	\$90,060	\$31,520	1970	\$19,480	\$6,820.00
AG - AGRICULTURAL	CR - CROP LAND	GnB	0.174	8290	\$1,440	\$500	640	\$110	\$40.00
AG - AGRICULTURAL	CR - CROP LAND	BoB	58.837	6350	\$373,610	\$130,760	1690	\$99,430	\$34,800.00
AG - AGRICULTURAL	CR - CROP LAND	PmA	22.173	7110	\$157,650	\$55,180	2700	\$59,870	\$20,950.00
Total			98.399		\$666,170	\$233,150		\$188,050	\$65,820.00

Sales

Sale Date	Sale Amount	Buyer	Conveyance Number	Deed Type
12/28/2012	\$0	KINDER-SEGEN LLC & TERESA A RIEMAN LIV TRUST	1166	WDE
1/1/1900	\$0	RIEMAN KARL L & TERESA A LIV TRS	0	

Recent Sales In Area

Sale date range:

From: To:

Valuation

Assessed Year	2022
Land Value	\$188,050
Improvements Value	\$0
Total Value (Appraised 100%)	\$188,050
Land Value	\$65,820
Improvements Value	\$0
Total Value (Assessed 35%)	\$65,820

TAX INFORMATION

TRACT 3 & 4

Beacon - Hancock County, OH - Report: 440001028651

4/19/23, 7:07 AM

Valuation History

Date	Tax Year	Reason	Taxable Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Taxable Assessed Land Value	Assessed Improvements Value	Assessed Total Value
7/31/2019	2019	Reappraisal - Triennial Update - 2019 TRI	\$169,370	\$0	\$169,370	\$59,290	\$0	\$59,290
9/15/2016	2016	Reappraisal	\$246,000	\$0	\$246,000	\$86,090	\$0	\$86,090

Tax Distribution

Estimated Tax Distribution

Tax History

Tax Year (click for detail)	1st Half	Full Year
2022 Payable 2023	\$0.00	\$0.00
2021 Payable 2022	\$0.00	\$0.00
2020 Payable 2021	\$0.00	\$0.00
2019 Payable 2020	\$0.00	\$0.00
2018 Payable 2019	\$0.00	\$0.00
2017 Payable 2018	\$0.00	\$0.00
2016 Payable 2017	\$0.00	\$0.00
2015 Payable 2016	\$0.00	\$0.00
2014 Payable 2015	\$0.00	\$0.00
2013 Payable 2014	\$0.00	\$0.00
2012 Payable 2013	\$0.00	\$0.00
2011 Payable 2012	\$0.00	\$0.00

Special Assessments

Tax Year	Project Name	1st Half Due	1st Half Collected	1st Half Balance	2nd Half Due	2nd Half Collected	2nd Half Balance
2021 Payable 2022	1-02-00417-OTTAWA CREEK SNG CO DM	\$12.54	(\$12.54)	\$0.00	\$12.54	(\$12.54)	\$0.00
2018 Payable 2019	1-02-00417-OTTAWA CREEK SNG CO DM	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2016 Payable 2017	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$9.00	(\$9.00)	\$0.00	\$9.00	\$0.00	\$9.00
2016 Payable 2017	1-02-00417-OTTAWA CREEK SNG CO DM	\$0.00	\$0.00	\$0.00	\$0.00	(\$20.26)	(\$20.26)
2012 Payable 2013	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00

Tax Payments

Detail:

Tax Year	Payment Date	Receipt Number	Amount Paid
2022 Payable 2023	2/1/2023	1465271	\$2,139.06
2021 Payable 2022	7/7/2022	1427111	\$1,075.58
2021 Payable 2022	2/8/2022	1394142	\$1,075.58
2020 Payable 2021	7/15/2021	1364447	\$1,065.26
2020 Payable 2021	2/3/2021	1310201	\$1,065.26
2019 Payable 2020	6/17/2020	1253200	\$1,041.00
2019 Payable 2020	1/13/2020	1207412	\$1,041.00
2018 Payable 2019	6/12/2019	1172275	\$1,453.64
2018 Payable 2019	2/6/2019	1150162	\$1,455.64
2017 Payable 2018	7/9/2018	1113355	\$1,448.89
2017 Payable 2018	2/6/2018	1069209	\$1,448.89
2016 Payable 2017	7/14/2017	1022770	\$1,452.09
2016 Payable 2017	3/31/2017	935491	\$9.00
2016 Payable 2017	3/31/2017	935490	(\$9.00)
2016 Payable 2017	1/23/2017	864289	\$1,449.83

TAX INFORMATION

TRACT 3 & 4

Beacon - Hancock County, OH - Report: 440001028651

4/19/23, 7:07 AM

Total: Tax Year	Amount Paid
2022 Payable 2023	\$2,139.06
2021 Payable 2022	\$2,151.16
2020 Payable 2021	\$2,130.52
2019 Payable 2020	\$2,082.00
2018 Payable 2019	\$2,909.28
2017 Payable 2018	\$2,897.78
2016 Payable 2017	\$2,901.92

Sketch Legend

AGBF ATTACHED BRCK FIN GAR	AGBU ATTACHED BRCK UNFIN GAR	AGFF ATTACHED FR FIN GAR	AGFU ATTACHED FR UNFIN GAR
BAL BALCONY	BENT BASEMENT ENTRY	BG BASEMENT GARAGE	BPAT BRICK PATIO
BRK BRICK	BW BAY WINDOW	CAN CANOPY	CAR CARPORT
CATH CATHEDRAL CEILING	CPAT CONCRETE PATIO	DGBF DETACHED BRCK FIN GAR	DGBU DETACHED BRCK UNFIN GAR
DGFF DETACHED FR FIN GAR	DGFU DETACHED FR UNFIN GAR	EBP ENCLOSED BRICK Porch	EBZ ENCLOSED BREEZEWAY
EFP ENCLOSED FRAME PORCH	FR FRAME	GL GREENHOUSE/LEAN-TO	LEAN LEAN-TO
OBP OPEN BRICK PORCH	OBZ OPEN BREEZEWAY	OFP OPEN FRAME PORCH	OH OVERHANG
PORT PORTICO/2S OFP	RFX ROOF EXTENSION	SHED SHED	SR SOLAR ROOM
STP STOOP	TRIM TRIM	VLTD VAULTED CEILING	WDDK WOOD DECK

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TAX INFORMATION

TRACT 3 & 4

Beacon - Hancock County, OH - Report: 440001029408

4/19/23, 7:07 AM



Hancock County, OH

Summary

Parcel ID 440001029408
Map Number 190927000034000
Property Address 16608 TOWNSHIP RD 56
BLUFFTON OH 45817
Brief Tax Description T1S R09 S27 SE1/4 EX NE COR
(Note: *The Description above is not to be used on legal documents.)
Acres 153.604
Class A
Land Use 111 AGRICULTURAL WITH BUILDINGS "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Market Area 4422A000 UNION:CR LSD MIXED USE
Tax District 44 Union Township - Cory-Rawson LSD
Homestead NO

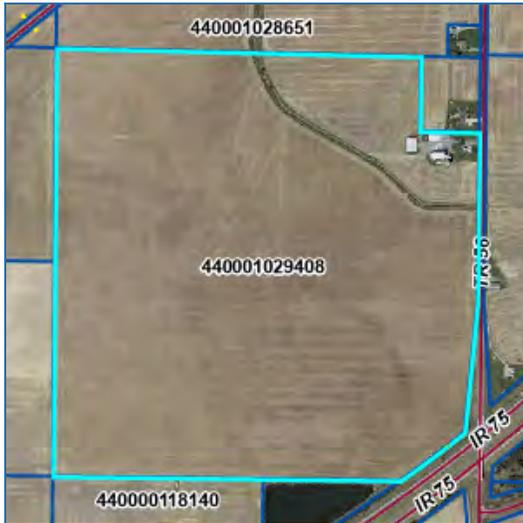
Note: The land use code above is not the zoning code.

Owners

Mailing Address
[KINDER-SEGEN LLC & RIEMAN TERESA LIV TR](#)
16570 TOWNSHIP RD 56
BLUFFTON OH 45817

Owner
KINDER-SEGEN LLC RIEMAN TERESA A LIV TRUST RIEMAN KARL L SUCC-TE

Map



Property Record Card

[Property Card](#)

Topography/Utilities

Level Topography	YES	Standard Roads	NO
High Topography	NO	Public Water Utilities	NO
Low Topography	NO	Public Sewer Utilities	NO
Rolling Topography	NO	Public Gas Utilities	NO
Standard Topography	NO	Public Electric Utilities	YES
Paved Roads	YES	Private Water Utilities	YES
Gravel Roads	NO	Private Sewer Utilities	YES
Dirt Roads	NO	Private Gas Utilities	YES
Sidewalks	NO	Private Electric Utilities	NO
Curbs	NO	Standard Utilities	NO

TAX INFORMATION

TRACT 3 & 4

Beacon - Hancock County, OH - Report: 440001029408

4/19/23, 7:07 AM

Comments

Type	Description
Front of Card	12/28/12 SPLIT FROM 44-117050(157.820 AC) PER V2433/PG0489 2015 RMV Grain Bin Value
Back of Card	16 RMV NV GRAIN BIN, CHG CPAT TO STP W/CANOPY, CHG LT SF FROM 1,200 TO 1,300 SF, CHG PB & BARN COND FROM F TO A & CHG LT & GAR GRADE/COND FROM D/F TO C/A PER DESKTOP REVIEW

Land

Land Type	Code	Frontage	Depth (F/R)	Street Price	Depth Percent	Rate	Adjusted Rate	Adjustment	Total	Value	Acres
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$8,890.00	\$0.00	0	\$40,960.00	\$40,960.00	4.607
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$6,350.00	\$0.00	0	\$67,530.00	\$67,530.00	10.635
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$7,110.00	\$0.00	0	\$395,440.00	\$395,440.00	55.618
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$6,600.00	\$0.00	0	\$75,130.00	\$75,130.00	11.384
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$6,600.00	\$0.00	0	\$383,730.00	\$383,730.00	58.141
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$6,510.00	\$0.00	0	\$67,060.00	\$67,060.00	10.301
AG - AGRICULTURAL	HS - HOME SITE	0	0/0	0	0%	\$19,600.00	\$0.00	0	\$19,600.00	\$19,600.00	1
AG - AGRICULTURAL	R - RIVER	0	0/0	0	0%	\$0.00	\$0.00	0	\$0.00	\$0.00	0.322
AG - AGRICULTURAL	RD - ROAD	0	0/0	0	0%	\$0.00	\$0.00	0	\$0.00	\$0.00	1.596

Agricultural

Land Type	Code	Soil	Acres	Rate	Appraised Value	Assessed Value	CAUV Rate	CAUV Value	Taxable Value
AG - AGRICULTURAL	CR - CROP LAND	ToB	4.607	8890	\$40,960	\$14,340	1630	\$7,510	\$2,630.00
AG - AGRICULTURAL	R - RIVER	DEFLT	0.322	0	\$0	\$0	0	\$0	\$0.00
AG - AGRICULTURAL	CR - CROP LAND	BoB	10.635	6350	\$67,530	\$23,640	1690	\$17,970	\$6,290.00
AG - AGRICULTURAL	CR - CROP LAND	PmA	55.618	7110	\$395,440	\$138,400	2700	\$150,170	\$52,560.00
AG - AGRICULTURAL	RD - ROAD	DEFLT	1.596	0	\$0	\$0	0	\$0	\$0.00
AG - AGRICULTURAL	CR - CROP LAND	BnA	11.384	6600	\$75,130	\$26,300	1950	\$22,200	\$7,770.00
AG - AGRICULTURAL	CR - CROP LAND	BoA	58.141	6600	\$383,730	\$134,310	1950	\$113,370	\$39,680.00
AG - AGRICULTURAL	CR - CROP LAND	BpA	10.301	6510	\$67,060	\$23,470	1970	\$20,290	\$7,100.00
AG - AGRICULTURAL	HS - HOME SITE	DEFLT	1	19600	\$19,600	\$6,860	0	\$0	\$6,860.00
Total			153.604		\$1,049,450	\$367,320		\$331,510	\$122,890.00

Improvements

Description	Number of Stories	Size	Area	Grade	Year Built	Value
BG BARN-GENERAL FLAT	1	30 x 65	1950	C	1950	\$4,000
GF GARAGE DETACHED FRAME	1	18 x 20	360	C	OLD	\$2,160
LT LEAN-TO	1	20 x 65	1300	C	OLD	\$1,300
PB POLE BUILDING	12	60 x 80	4800	C	1978	\$12,480
PB POLE BUILDING	12	45 x 72	3240	C	1970	\$10,810

Residential Buildings

Card	1	Number of Stories	2
Year Built	1900	Living Area	1,528
Year Remodelled		Finished Basement Area	0
Grade	D+	Air Conditioned Area	1,528
Condition	A	Unheated Area	0
Occupancy	SINGLE FAMILY	Total Rooms	8
Exterior	WOOD	Total Bedrooms	4
Roof Type	GABLE	Total Full Baths	1
Roof Material	METAL	Total Half Baths	0
Value	\$72,730	Extra Plumbing Fixtures	0

Floor	Area	Construction	Number of Rooms	Number of Bedrooms	Number of Full Baths	Number of Half Baths	Number of Fireplaces
BSMT	600		1	0	0	0	0
1	928	FR	4	1	1	0	0
2ND	600	FR	3	3	0	0	0

TAX INFORMATION

TRACT 3 & 4

Beacon - Hancock County, OH - Report: 440001029408

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Sales

Sale Date	Sale Amount	Buyer	Conveyance Number	Deed Type
12/28/2012	\$0	KINDER-SEGEN LLC & TERESA A RIEMAN LIV TRUST	1177	WDE
10/19/2010	\$0	RIEMAN KARL L LIVING TRUST	0	SPL

Recent Sales In Area

Sale date range:

From: To:

[Sales by Neighborhood](#)

[Sales by Subdivision](#)

[Sales by Distance](#)

Valuation

Assessed Year	2022
Land Value	\$351,110
Improvements Value	\$103,480
Total Value (Appraised 100%)	\$454,590
Land Value	\$122,890
Improvements Value	\$36,220
Total Value (Assessed 35%)	\$159,110

Valuation History

Date	Tax Year	Reason	Taxable Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Taxable Assessed Land Value	Assessed Improvements Value	Assessed Total Value
7/31/2019	2019	Reappraisal - Triennial Update - 2019 TRI	\$323,380	\$76,090	\$399,470	\$113,180	\$26,630	\$139,810
11/2/2016	2016	Reappraisal	\$453,260	\$76,090	\$529,350	\$158,640	\$26,630	\$185,270

Tax Distribution

[Estimated Tax Distribution](#)

Tax History

Tax Year (click for detail)	1st Half	Full Year
2022 Payable 2023	\$0.00	\$0.00
2021 Payable 2022	\$0.00	\$0.00
2020 Payable 2021	\$0.00	\$0.00
2019 Payable 2020	\$0.00	\$0.00
2018 Payable 2019	\$0.00	\$0.00
2017 Payable 2018	\$0.00	\$0.00
2016 Payable 2017	\$0.00	\$0.00
2015 Payable 2016	\$0.00	\$0.00
2014 Payable 2015	\$0.00	\$0.00
2013 Payable 2014	\$0.00	\$0.00

TAX INFORMATION

TRACT 3 & 4

Beacon - Hancock County, OH - Report: 440001029408

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Special Assessments

Tax Year	Project Name	1st Half Due	1st Half Collected	1st Half Balance	2nd Half Due	2nd Half Collected	2nd Half Balance
2021 Payable 2022	1-02-00417-OTTAWA CREEK SNG CO DM	\$12.54	(\$12.54)	\$0.00	\$12.54	(\$12.54)	\$0.00
2018 Payable 2019	1-02-00417-OTTAWA CREEK SNG CO DM	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2016 Payable 2017	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$9.00	(\$9.00)	\$0.00	\$9.00	\$0.00	\$9.00
2016 Payable 2017	1-02-00417-OTTAWA CREEK SNG CO DM	\$0.00	\$0.00	\$0.00	\$0.00	(\$20.26)	(\$20.26)
2014 Payable 2015	1-02-00099-URBAN E E SNG CO DM	\$105.64	(\$105.64)	\$0.00	\$105.64	(\$105.64)	\$0.00
2013 Payable 2014	1-02-00099-URBAN E E SNG CO DM	\$105.64	(\$105.64)	\$0.00	\$105.64	(\$105.64)	\$0.00

Tax Payments

Detail:

Tax Year	Payment Date	Receipt Number	Amount Paid
2022 Payable 2023	2/1/2023	1465272	\$5,170.90
2021 Payable 2022	7/7/2022	1427112	\$2,519.26
2021 Payable 2022	2/8/2022	1394143	\$2,519.26
2020 Payable 2021	7/15/2021	1364448	\$2,511.96
2020 Payable 2021	2/3/2021	1310200	\$2,511.96
2019 Payable 2020	6/17/2020	1253199	\$2,454.76
2019 Payable 2020	1/13/2020	1207411	\$2,454.76
2018 Payable 2019	6/12/2019	1172276	\$3,128.31
2018 Payable 2019	2/6/2019	1150163	\$3,130.31
2017 Payable 2018	7/9/2018	1113356	\$3,118.07
2017 Payable 2018	2/6/2018	1069210	\$3,118.07
2016 Payable 2017	7/14/2017	1022764	\$3,112.00
2016 Payable 2017	3/31/2017	935562	(\$9.00)
2016 Payable 2017	3/31/2017	935563	\$9.00
2016 Payable 2017	1/23/2017	864290	\$3,109.74

Total:

Tax Year	Amount Paid
2022 Payable 2023	\$5,170.90
2021 Payable 2022	\$5,038.52
2020 Payable 2021	\$5,023.92
2019 Payable 2020	\$4,909.52
2018 Payable 2019	\$6,258.62
2017 Payable 2018	\$6,236.14
2016 Payable 2017	\$6,221.74

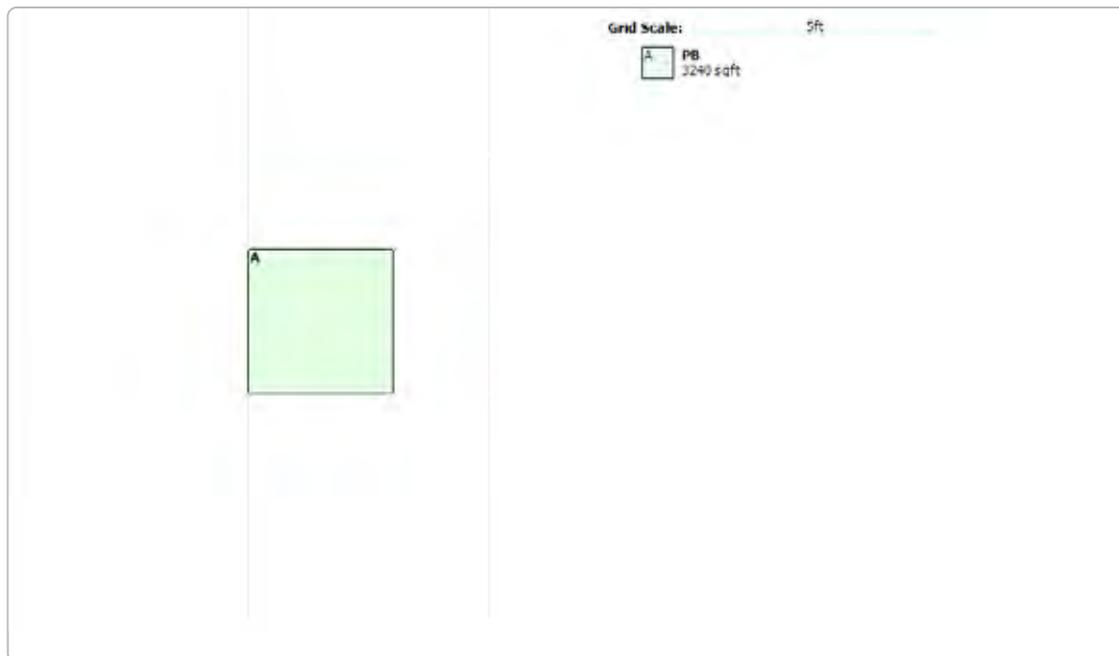
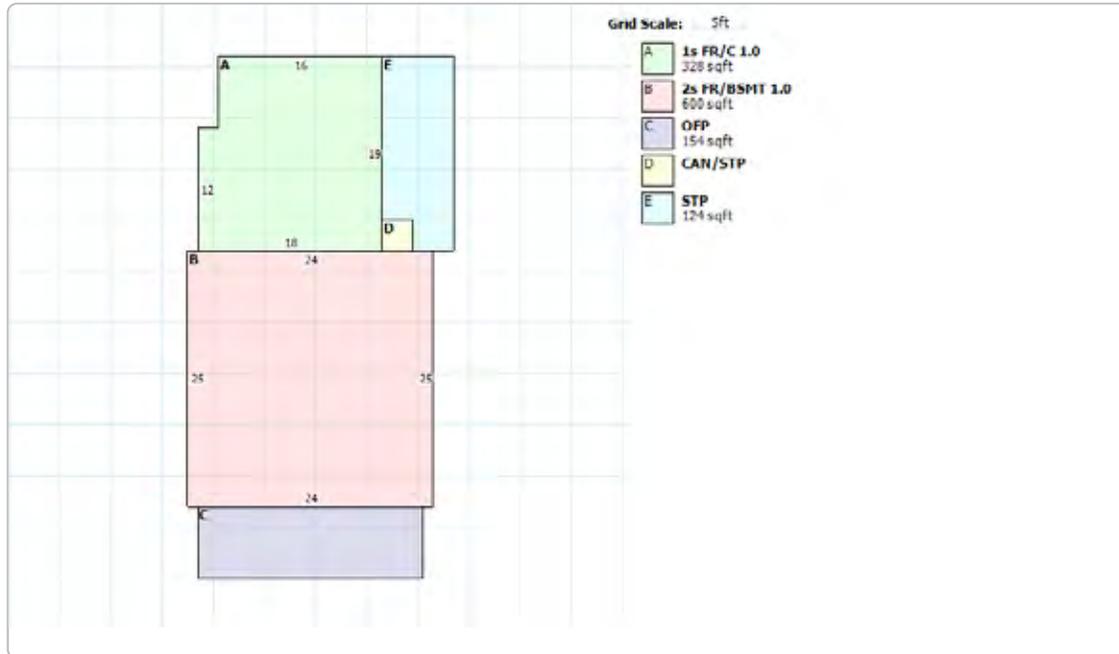
Sketches

TAX INFORMATION

TRACT 3 & 4

Beacon - Hancock County, OH - Report: 440001029408

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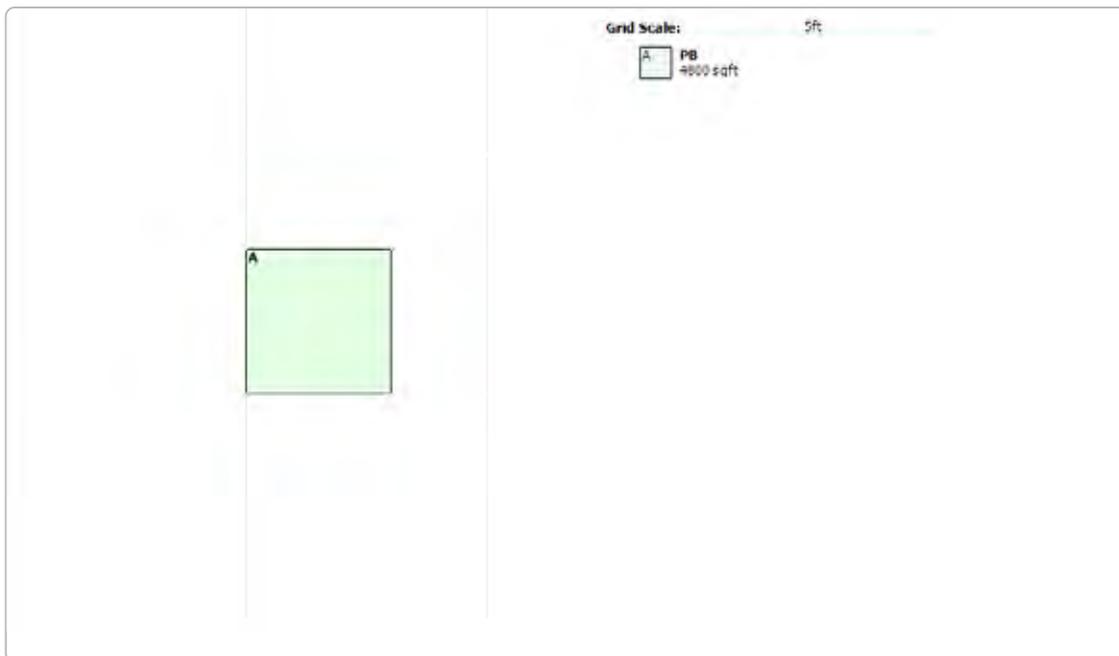
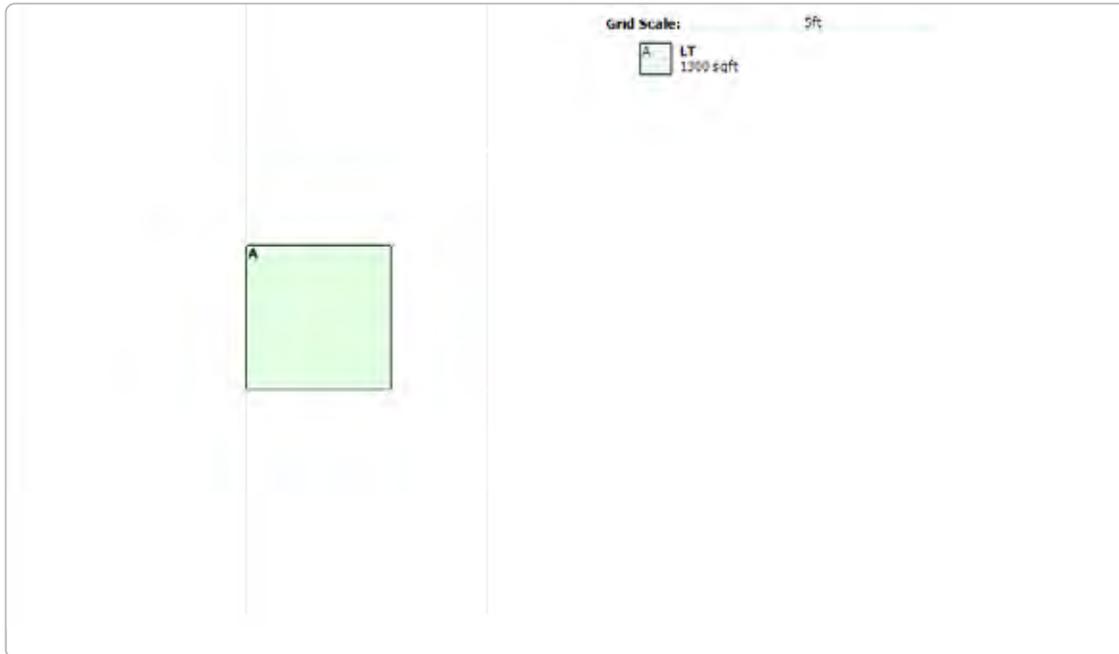


TAX INFORMATION

TRACT 3 & 4

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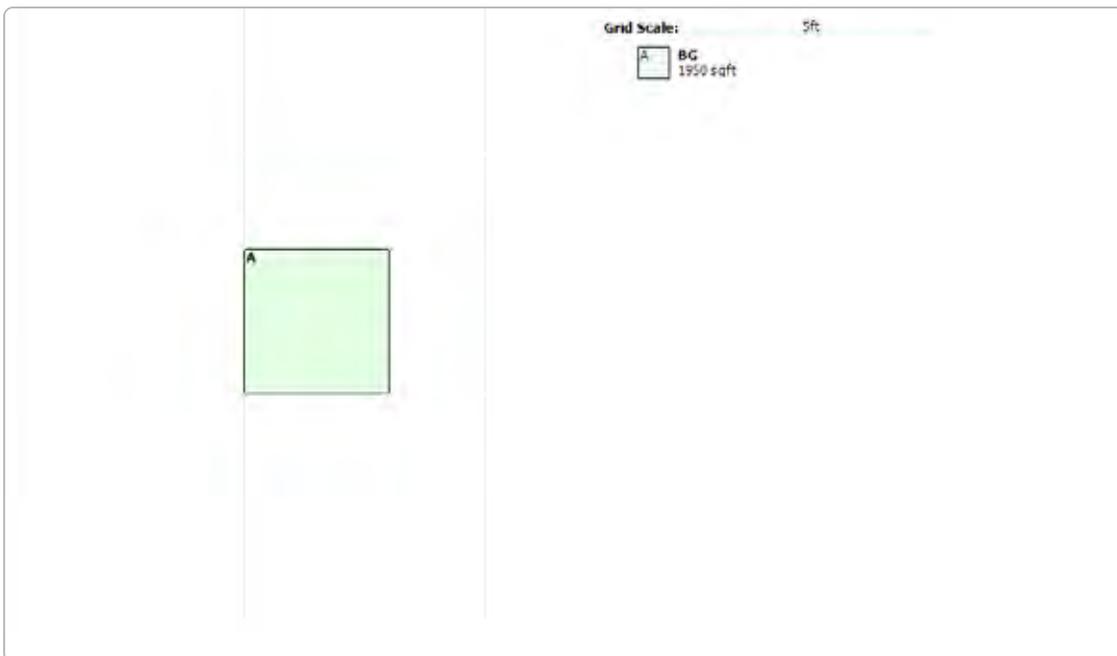
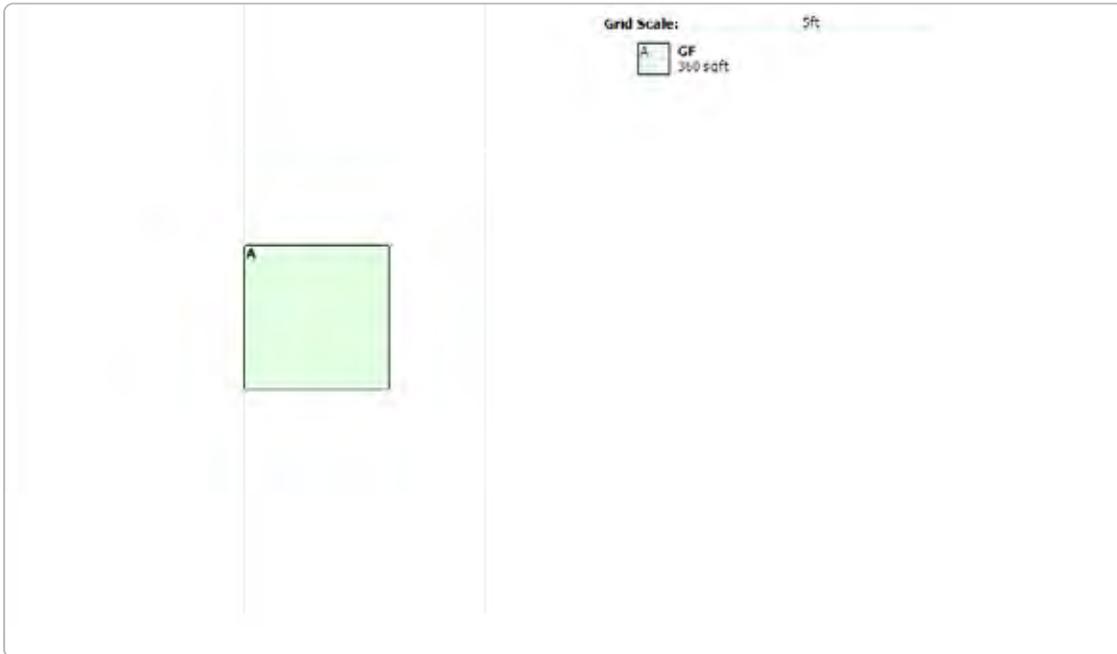


TAX INFORMATION

TRACT 3 & 4

Beacon - Hancock County, OH - Report: 440001029408

4/19/23, 7:07 AM



Sketch Legend

AGBF ATTACHED BRCK FIN GAR	AGBU ATTACHED BRCK UNFIN GAR	AGFF ATTACHED FR FIN GAR	AGFU ATTACHED FR UNFIN GAR
BAL BALCONY	BENT BASEMENT ENTRY	BG BASEMENT GARAGE	BPAT BRICK PATIO
BRK BRICK	BW BAY WINDOW	CAN CANOPY	CAR CARPORT
CATH CATHEDRAL CEILING	CPAT CONCRETE PATIO	DGBF DETACHED BRCK FIN GAR	DGBU DETACHED BRCK UNFIN GAR
DGFF DETACHED FR FIN GAR	DGFU DETACHED FR UNFIN GAR	EBP ENCLOSED BRICK PORCH	EBZ ENCLOSED BREEZEWAY
EFP ENCLOSED FRAME PORCH	FR FRAME	GL GREENHOUSE/LEAN-TO	LEAN LEAN-TO
OBP OPEN BRICK PORCH	OBZ OPEN BREEZEWAY	OFP OPEN FRAME PORCH	OH OVERHANG
PORT PORTICO/2S OFP	RFX ROOF EXTENSION	SHED SHED	SR SOLAR ROOM
STP STOOP	TRIM TRIM	VLTD VAULTED CEILING	WDDK WOOD DECK

No data available for the following modules: Commercial, Commercial Detail, Yard Items.

TAX INFORMATION

TRACT 3 & 4

Beacon - Hancock County, OH - Report: 440001029408

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TAX INFORMATION

TRACT 5+ 6 and 11 + 12

Beacon - Hancock County, OH - Report: 440001012353

4/19/23, 7:05 AM



Hancock County, OH

Summary

Parcel ID 440001012353
Map Number 19092600009000
Property Address TOWNSHIP RD 56
BLUFFTON OH 45817
Brief Tax Description T1S R09 S26 PT SW1/4
(Note: *The Description above is not to be used on legal documents.)
Acres 118.376
Class A
Land Use 199 OTHER AGRICULTURAL USE WITH OUTBUILDINGS "QUALIFIED FOR CURRENT USE VALUE"
Market Area 4422A000 UNION:CR LSD MIXED USE
Tax District 44 Union Township - Cory-Rawson LSD
Homestead NO

Note: The land use code above is not the zoning code.

Owners

Mailing Address
[KINDER-SEGEN LLC](#)
16570 TOWNSHIP RD 56
BLUFFTON OH 45817

Owner
KINDER-SEGEN LLC TERESA A RIEMAN LIV TRUST RIEMAN KARL L SUCC-TE

Map



Property Record Card

[Property Card](#)

Topography/Utilities

Level Topography	YES	Standard Roads	NO
High Topography	NO	Public Water Utilities	NO
Low Topography	NO	Public Sewer Utilities	NO
Rolling Topography	NO	Public Gas Utilities	NO
Standard Topography	NO	Public Electric Utilities	YES
Paved Roads	YES	Private Water Utilities	NO
Gravel Roads	NO	Private Sewer Utilities	NO
Dirt Roads	NO	Private Gas Utilities	NO
Sidewalks	NO	Private Electric Utilities	NO
Curbs	NO	Standard Utilities	NO

TAX INFORMATION

TRACT 5+ 6 and 11 + 12

Beacon - Hancock County, OH - Report: 440001012353

4/19/23, 7:05 AM

Comments

Type	Description
Front of Card	5-18-95 SPLIT FROM 44-116850 / 119,227 AC 10 ADD 1 AC COMM FOR TOWER PER ARC
Transfer	9 CDS 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203, 44-1026282, 44-118630
Transfer	7 CDS, 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203
Back of Card	16 REVAL CHG BG GRADE & COND FROM D/F TO C/A; 22 RMV FPOR FROM FENCE
Transfer	7 CDS 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203
Transfer	7 CDS, 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203
Transfer	10 CDS (1/2 INT) 44-1028651, 44-117060, 44-1012358, 44-1012353, 44-116750, 44-1026282, 44-118630, 44-1028638, 44-1028637, 19-1001646

Land

Land Type	Code	Frontage	Depth (F/R)	Street Price	Depth Percent	Rate	Adjusted Rate	Adjustment	Total	Value	Acres
AG - AGRICULTURAL	C2 - COMMERCIAL SITE 2	0	0/0	0	0%	\$13,800.00	\$0.00	0	\$13,800.00	\$13,800.00	1
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$7,110.00	\$0.00	0	\$342,540.00	\$342,540.00	48.177
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$9,350.00	\$0.00	0	\$22,780.00	\$22,780.00	2.436
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$9,110.00	\$0.00	0	\$27,750.00	\$27,750.00	3.046
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$9,110.00	\$0.00	0	\$2,060.00	\$2,060.00	0.226
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$8,890.00	\$0.00	0	\$60,780.00	\$60,780.00	6.837
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$6,600.00	\$0.00	0	\$349,010.00	\$349,010.00	52.881
AG - AGRICULTURAL	RD - ROAD	0	0/0	0	0%	\$0.00	\$0.00	0	\$0.00	\$0.00	1.934
AG - AGRICULTURAL	WO - WOODS	0	0/0	0	0%	\$2,840.00	\$0.00	0	\$5,220.00	\$5,220.00	1.839

Agricultural

Land Type	Code	Soil	Acres	Rate	Appraised Value	Assessed Value	CAUV Rate	CAUV Value	Taxable Value
AG - AGRICULTURAL	C2 - COMMERCIAL SITE 2	DEFLT	1	13800	\$13,800	\$4,830	0	\$0	\$4,830.00
AG - AGRICULTURAL	CR - CROP LAND	PmA	48.177	7110	\$342,540	\$119,890	2700	\$130,080	\$45,530.00
AG - AGRICULTURAL	CR - CROP LAND	BrA	2.436	9350	\$22,780	\$7,970	1810	\$4,410	\$1,540.00
AG - AGRICULTURAL	CR - CROP LAND	JeB	3.046	9110	\$27,750	\$9,710	1520	\$4,630	\$1,620.00
AG - AGRICULTURAL	CR - CROP LAND	BpA	0.226	9110	\$2,060	\$720	1970	\$450	\$160.00
AG - AGRICULTURAL	RD - ROAD		1.934	0	\$0	\$0	0	\$0	\$0.00
AG - AGRICULTURAL	WO - WOODS	BoA	1.839	2840	\$5,220	\$1,830	230	\$420	\$150.00
AG - AGRICULTURAL	CR - CROP LAND	BoB	6.837	8890	\$60,780	\$21,270	1690	\$11,550	\$4,040.00
AG - AGRICULTURAL	CR - CROP LAND	BoA	52.881	6600	\$349,010	\$122,150	1950	\$103,120	\$36,090.00
Total			118.376		\$823,940	\$288,370		\$254,660	\$93,960.00

Improvements

Description	Number of Stories	Size	Area	Grade	Year Built	Value
BG BARN-GENERAL FLAT	1	36 x 58	2088	C	OLD	\$3,340
FECH FENCE - CHAIN LINK	6'	0 x 0	560	C	2000	\$1,430

Sales

Sale Date	Sale Amount	Buyer	Conveyance Number	Deed Type
12/28/2012	\$0	KINDER-SEGEN LLC & TERESA A RIEMAN LIV TRUST	1166	WDE
10/19/2010	\$0	RIEMAN KARL L & TERESA A LIVING TRUSTS	787	AFE
8/31/2010	\$0	RIEMAN KARL L & TERESA A LIVING TRS	621	AFE
1/16/2002	\$0	RIEMAN KARL L & TERESA A LIVING TRS	84	WDE
1/16/2002	\$0	RIEMAN KARL L LIVING TRUST	83	WDE
1/1/1900	\$0	RIEMAN KARL L & TERESA A	0	

TAX INFORMATION

TRACT 5+ 6 and 11 + 12

Beacon - Hancock County, OH - Report: 440001012353

4/19/23, 7:05 AM

Recent Sales In Area

Sale date range:

From: To:

[Sales by Neighborhood](#)

[Sales by Subdivision](#)

[Sales by Distance](#)

Valuation

Assessed Year	2022
Land Value	\$268,460
Improvements Value	\$4,770
Total Value (Appraised 100%)	\$273,230
Land Value	\$93,960
Improvements Value	\$1,670
Total Value (Assessed 35%)	\$95,630

Valuation History

Date	Tax Year	Reason	Taxable Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Taxable Assessed Land Value	Assessed Improvements Value	Assessed Total Value
7/31/2019	2019	Reappraisal - Triennial Update - 2019 TRI	\$248,320	\$8,600	\$256,920	\$86,910	\$3,010	\$89,920
9/15/2016	2016	Reappraisal	\$348,510	\$8,600	\$357,110	\$121,980	\$3,010	\$124,990

Tax Distribution

[Estimated Tax Distribution](#)

Tax History

Tax Year (click for detail)	1st Half	Full Year
2022 Payable 2023	\$0.00	\$0.00
2021 Payable 2022	\$0.00	\$0.00
2020 Payable 2021	\$0.00	\$0.00
2019 Payable 2020	\$0.00	\$0.00
2018 Payable 2019	\$0.00	\$0.00
2017 Payable 2018	\$0.00	\$0.00
2016 Payable 2017	\$0.00	\$0.00
2015 Payable 2016	\$0.00	\$0.00
2014 Payable 2015	\$0.00	\$0.00
2013 Payable 2014	\$0.00	\$0.00
2012 Payable 2013	\$0.00	\$0.00
2011 Payable 2012	\$0.00	\$0.00
2010 Payable 2011	\$0.00	\$0.00
2009 Payable 2010	\$0.00	\$0.00
2008 Payable 2009	\$0.00	\$0.00
2007 Payable 2008	\$0.00	\$0.00
2006 Payable 2007	\$0.00	\$0.00

TAX INFORMATION

TRACT 5+ 6 and 11 + 12

Beacon - Hancock County, OH - Report: 440001012353

4/19/23, 7:05 AM

Special Assessments

Tax Year	Project Name	1st Half Due	1st Half Collected	1st Half Balance	2nd Half Due	2nd Half Collected	2nd Half Balance
2021 Payable 2022	1-02-00417-OTTAWA CREEK SNG CO DM	\$12.54	(\$12.54)	\$0.00	\$12.54	(\$12.54)	\$0.00
2018 Payable 2019	1-02-00417-OTTAWA CREEK SNG CO DM	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2016 Payable 2017	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$9.00	(\$9.00)	\$0.00	\$9.00	\$0.00	\$9.00
2016 Payable 2017	1-02-00417-OTTAWA CREEK SNG CO DM	\$0.00	\$0.00	\$0.00	\$0.00	(\$20.26)	(\$20.26)
2014 Payable 2015	1-02-00099-URBAN E E SNG CO DM	\$45.72	(\$45.72)	\$0.00	\$45.72	(\$45.72)	\$0.00
2013 Payable 2014	1-02-00099-URBAN E E SNG CO DM	\$45.72	(\$45.72)	\$0.00	\$45.72	(\$45.72)	\$0.00
2012 Payable 2013	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2012 Payable 2013	1-02-00099-URBAN E E SNG CO DM	\$45.72	(\$45.72)	\$0.00	\$45.72	(\$45.72)	\$0.00
2009 Payable 2010	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2006 Payable 2007	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$1.00	(\$1.00)	\$0.00	\$1.00	(\$1.00)	\$0.00

Tax Payments

Detail:

Tax Year	Payment Date	Receipt Number	Amount Paid
2022 Payable 2023	2/1/2023	1465270	\$3,107.86
2021 Payable 2022	7/7/2022	1427110	\$1,624.76
2021 Payable 2022	2/8/2022	1394141	\$1,624.76
2020 Payable 2021	7/15/2021	1364446	\$1,615.58
2020 Payable 2021	2/3/2021	1310202	\$1,615.58
2019 Payable 2020	6/17/2020	1253203	\$1,578.80
2019 Payable 2020	1/13/2020	1207415	\$1,578.80
2018 Payable 2019	6/12/2019	1172274	\$2,110.48
2018 Payable 2019	2/6/2019	1150161	\$2,112.48
2017 Payable 2018	7/9/2018	1113354	\$2,103.57
2017 Payable 2018	2/6/2018	1069208	\$2,103.57
2016 Payable 2017	7/14/2017	1022767	\$2,103.13
2016 Payable 2017	3/31/2017	934851	(\$9.00)
2016 Payable 2017	3/31/2017	934852	\$9.00
2016 Payable 2017	1/23/2017	864288	\$2,100.87

Total:

Tax Year	Amount Paid
2022 Payable 2023	\$3,107.86
2021 Payable 2022	\$3,249.52
2020 Payable 2021	\$3,231.16
2019 Payable 2020	\$3,157.60
2018 Payable 2019	\$4,222.96
2017 Payable 2018	\$4,207.14
2016 Payable 2017	\$4,204.00

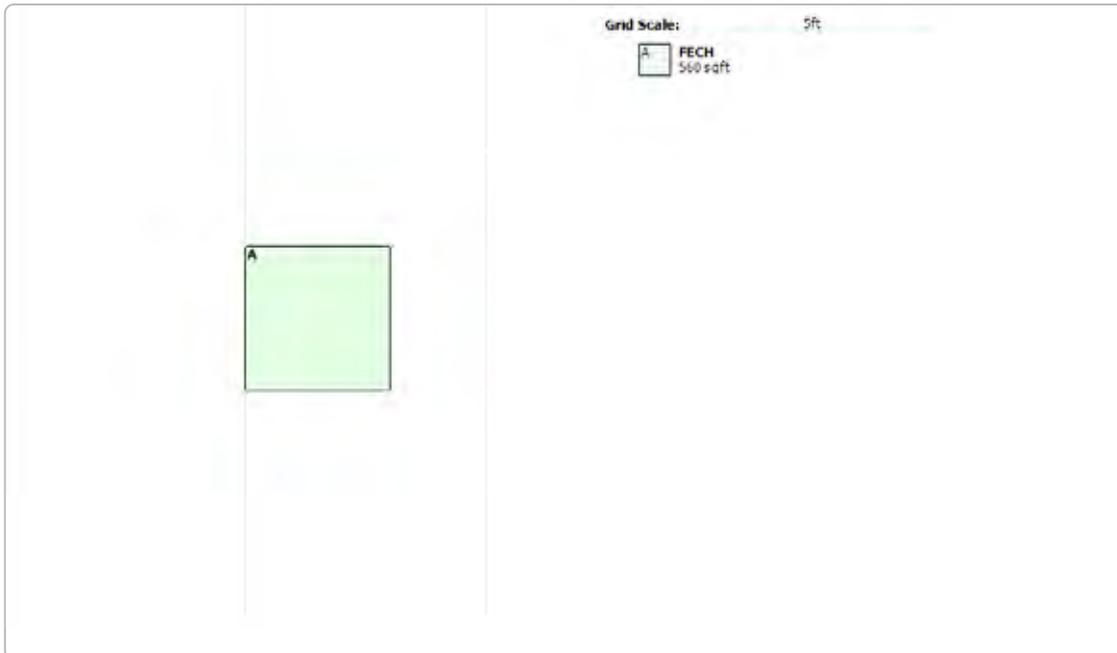
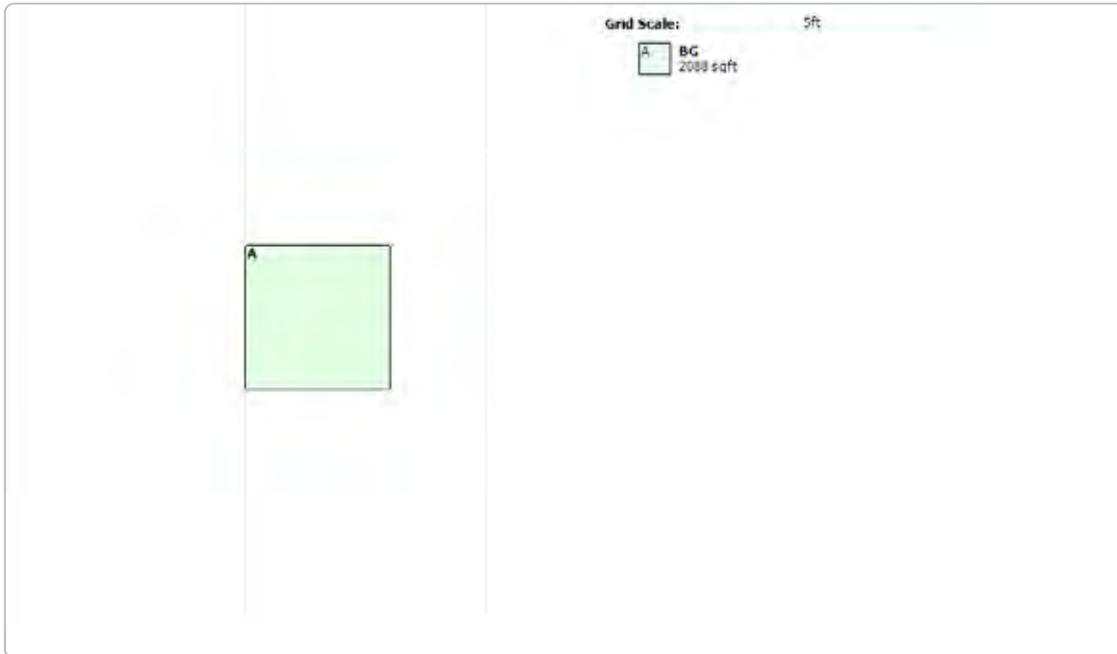
Sketches

TAX INFORMATION

TRACT 5+ 6 and 11 + 12

Beacon - Hancock County, OH - Report: 440001012353

4/19/23, 7:05 AM



Sketch Legend

AGBF ATTACHED BRCK FIN GAR	AGBU ATTACHED BRCK UNFIN GAR	AGFF ATTACHED FR FIN GAR	AGFU ATTACHED FR UNFIN GAR
BAL BALCONY	BENT BASEMENT ENTRY	BG BASEMENT GARAGE	BPAT BRICK PATIO
BRK BRICK	BW BAY WINDOW	CAN CANOPY	CAR CARPORT
CATH CATHEDRAL CEILING	CPAT CONCRETE PATIO	DGBF DETACHED BRCK FIN GAR	DGBU DETACHED BRCK UNFIN GAR
DGFF DETACHED FR FIN GAR	DGFU DETACHED FR UNFIN GAR	EBP ENCLOSED BRICK Porch	EBZ ENCLOSED BREEZEWAY
EFP ENCLOSED FRAME PORCH	FR FRAME	GL GREENHOUSE/LEAN-TO	LEAN LEAN-TO
OBP OPEN BRICK PORCH	OBZ OPEN BREEZEWAY	OFF OPEN FRAME PORCH	OH OVERHANG
PORT PORTICO/2S OFF	RFX ROOF EXTENSION	SHED SHED	SR SOLAR ROOM
STP STOOP	TRIM TRIM	VLTD VAULTED CEILING	WDDK WOOD DECK

No data available for the following modules: Residential Buildings, Commercial, Commercial Detail, Yard Items.

TAX INFORMATION

TRACT 5+ 6 and 11 + 12

Beacon - Hancock County, OH - Report: 440001012353

4/19/23, 7:05 AM

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TAX INFORMATION

TRACTS 7-10

Beacon - Hancock County, OH - Report: 440001028638

4/19/23, 7:06 AM



Hancock County, OH

Summary

Parcel ID 440001028638
Map Number 19092600002000
Property Address COUNTY RD 26
RAWSON OH 45881
Brief Tax Description T1S R09 S26 PT SW1/4 NE1/4
(Note: *The Description above is not to be used on legal documents.)
Acres 119.83
Class A
Land Use 110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Market Area 4422A000 UNION:CR LSD MIXED USE
Tax District 44 Union Township - Cory-Rawson LSD
Homestead NO

Note: The land use code above is not the zoning code.

Owners

Mailing Address
[KINDER-SEGEN LLC](#)
16570 TOWNSHIP RD 56
BLUFFTON OH 45817

Owner
KINDER-SEGEN LLC TERESA A RIEMAN LIV TRUST RIEMAN KARL L SUCC-TE

Map



Property Record Card

[Property Card](#)

Topography/Utilities

Level Topography	YES	Standard Roads	NO
High Topography	NO	Public Water Utilities	NO
Low Topography	NO	Public Sewer Utilities	NO
Rolling Topography	NO	Public Gas Utilities	NO
Standard Topography	NO	Public Electric Utilities	NO
Paved Roads	YES	Private Water Utilities	NO
Gravel Roads	NO	Private Sewer Utilities	NO
Dirt Roads	NO	Private Gas Utilities	NO
Sidewalks	NO	Private Electric Utilities	NO
Curbs	NO	Standard Utilities	NO

TAX INFORMATION

TRACTS 7-10

Beacon - Hancock County, OH - Report: 440001028638

4/19/23, 7:06 AM

Comments

Type	Description
Transfer	10 CDS (1/2 INT) 44-1028651, 44-117060, 44-1012358, 44-1012353, 44-116750, 44-1026282, 44-118630, 44-1028638, 44-1028637, 19-1001646
Transfer	ALSO 44-1028638
Front of Card	11/3/10 SPLIT FROM 44-1025676(132.481 AC); THEN CHG ACREAGE FROM 116.916 TO 119.830 PER V2387/PG2446
Transfer	ALSO 44-1028638
Transfer	ALSO 44-1028638

Land

Land Type	Code	Frontage	Depth (F/R)	Street Price	Depth Percent	Rate	Adjusted Rate	Adjustment	Total	Value	Acres
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$8,290.00	\$0.00	0	\$28,660.00	\$28,660.00	3.457
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$9,240.00	\$0.00	0	\$21,660.00	\$21,660.00	2.344
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$7,700.00	\$0.00	0	\$40,300.00	\$40,300.00	5.234
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$7,220.00	\$0.00	0	\$12,410.00	\$12,410.00	1.719
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$7,590.00	\$0.00	0	\$30,150.00	\$30,150.00	3.972
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$6,350.00	\$0.00	0	\$330,460.00	\$330,460.00	52.041
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$7,110.00	\$0.00	0	\$135,350.00	\$135,350.00	19.036
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$10,430.00	\$0.00	0	\$35,640.00	\$35,640.00	3.417
AG - AGRICULTURAL	R - RIVER	0	0/0	0	0%	\$0.00	\$0.00	0	\$0.00	\$0.00	1.993
AG - AGRICULTURAL	RD - ROAD	0	0/0	0	0%	\$0.00	\$0.00	0	\$0.00	\$0.00	0.732
AG - AGRICULTURAL	WO - WOODS	0	0/0	0	0%	\$7,140.00	\$0.00	0	\$59,090.00	\$59,090.00	8.276
AG - AGRICULTURAL	WO - WOODS	0	0/0	0	0%	\$2,840.00	\$0.00	0	\$15,650.00	\$15,650.00	5.511
AG - AGRICULTURAL	WO - WOODS	0	0/0	0	0%	\$4,970.00	\$0.00	0	\$36,740.00	\$36,740.00	7.393
AG - AGRICULTURAL	WO - WOODS	0	0/0	0	0%	\$1,780.00	\$0.00	0	\$2,380.00	\$2,380.00	1.337
AG - AGRICULTURAL	WO - WOODS	0	0/0	0	0%	\$1,890.00	\$0.00	0	\$460.00	\$460.00	0.243
AG - AGRICULTURAL	WO - WOODS	0	0/0	0	0%	\$2,830.00	\$0.00	0	\$520.00	\$520.00	0.182
AG - AGRICULTURAL	WO - WOODS	0	0/0	0	0%	\$2,630.00	\$0.00	0	\$7,740.00	\$7,740.00	2.943

Agricultural

Land Type	Code	Soil	Acres	Rate	Appraised Value	Assessed Value	CAUV Rate	CAUV Value	Taxable Value
AG - AGRICULTURAL	R - RIVER		1.993	0	\$0	\$0	0	\$0	\$0.00
AG - AGRICULTURAL	CR - CROP LAND	GnB	3.457	8290	\$28,660	\$10,030	640	\$2,210	\$770.00
AG - AGRICULTURAL	WO - WOODS	GnB	0.182	2830	\$520	\$180	230	\$40	\$10.00
AG - AGRICULTURAL	WO - WOODS	GpC2	2.943	2630	\$7,740	\$2,710	230	\$680	\$240.00
AG - AGRICULTURAL	CR - CROP LAND	BoA	2.344	9240	\$21,660	\$7,580	1950	\$4,570	\$1,600.00
AG - AGRICULTURAL	WO - WOODS	GpB2	0.243	1890	\$460	\$160	230	\$60	\$20.00
AG - AGRICULTURAL	CR - CROP LAND	BoB	52.041	6350	\$330,460	\$115,660	1690	\$87,950	\$30,780.00
AG - AGRICULTURAL	WO - WOODS	PmA	7.393	4970	\$36,740	\$12,860	810	\$5,990	\$2,100.00
AG - AGRICULTURAL	CR - CROP LAND	GpB2	5.234	7700	\$40,300	\$14,110	500	\$2,620	\$920.00
AG - AGRICULTURAL	CR - CROP LAND	GpC2	1.719	7220	\$12,410	\$4,340	350	\$600	\$210.00
AG - AGRICULTURAL	CR - CROP LAND	SeB	3.972	7590	\$30,150	\$10,550	550	\$2,180	\$760.00
AG - AGRICULTURAL	WO - WOODS	BoB	1.337	1780	\$2,380	\$830	230	\$310	\$110.00
AG - AGRICULTURAL	CR - CROP LAND	PmA	19.036	7110	\$135,350	\$47,370	2700	\$51,400	\$17,990.00
AG - AGRICULTURAL	WO - WOODS	BoA	5.511	2840	\$15,650	\$5,480	230	\$1,270	\$440.00
AG - AGRICULTURAL	RD - ROAD		0.732	0	\$0	\$0	0	\$0	\$0.00
AG - AGRICULTURAL	WO - WOODS	McA	8.276	7140	\$59,090	\$20,680	1410	\$11,670	\$4,080.00
AG - AGRICULTURAL	CR - CROP LAND	McA	3.417	10430	\$35,640	\$12,470	2410	\$8,230	\$2,880.00
Total			119.830		\$757,210	\$265,010		\$179,780	\$62,910.00

Sales

Sale Date	Sale Amount	Buyer	Conveyance Number	Deed Type
12/28/2012	\$0	KINDER-SEGEN LLC & TERESA A RIEMAN LIV TRUST	1166	WDE
11/3/2010	\$200,500	RIEMAN KARL L & TERESA A LIV TRS	1394	GWC
11/3/2010	\$200,500	NICHOLS CHERYL L RIEMAN KARL & TERESA	1393	ECC
11/3/2010	\$0	NICHOLS ANDREW J & CHERYL L	828	LWE
1/1/1900	\$0	NICHOLS ANDREW J & NICHOLS SHIRLEY A TRUST	0	

TAX INFORMATION

TRACTS 7-10

Beacon - Hancock County, OH - Report: 440001028638

4/19/23, 7:06 AM

Recent Sales In Area

Sale date range:

From: To:

[Sales by Neighborhood](#)

[Sales by Subdivision](#)

[Sales by Distance](#)

Valuation

Assessed Year	2022
Land Value	\$179,780
Improvements Value	\$0
Total Value (Appraised 100%)	\$179,780
Land Value	\$62,910
Improvements Value	\$0
Total Value (Assessed 35%)	\$62,910

Valuation History

Date	Tax Year	Reason	Taxable Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Taxable Assessed Land Value	Assessed Improvements Value	Assessed Total Value
7/31/2019	2019	Reappraisal - Triennial Update - 2019 TRI	\$163,770	\$0	\$163,770	\$57,350	\$0	\$57,350
9/15/2016	2016	Reappraisal	\$250,060	\$0	\$250,060	\$87,520	\$0	\$87,520

Tax Distribution

[Estimated Tax Distribution](#)

Tax History

Tax Year (click for detail)	1st Half	Full Year
2022 Payable 2023	\$0.00	\$0.00
2021 Payable 2022	\$0.00	\$0.00
2020 Payable 2021	\$0.00	\$0.00
2019 Payable 2020	\$0.00	\$0.00
2018 Payable 2019	\$0.00	\$0.00
2017 Payable 2018	\$0.00	\$0.00
2016 Payable 2017	\$0.00	\$0.00
2015 Payable 2016	\$0.00	\$0.00
2014 Payable 2015	\$0.00	\$0.00
2013 Payable 2014	\$0.00	\$0.00
2012 Payable 2013	\$0.00	\$0.00
2011 Payable 2012	\$0.00	\$0.00

TAX INFORMATION

TRACTS 7-10

Beacon - Hancock County, OH - Report: 440001028638

4/19/23, 7:06 AM

Special Assessments

Tax Year	Project Name	1st Half Due	1st Half Collected	1st Half Balance	2nd Half Due	2nd Half Collected	2nd Half Balance
2021 Payable 2022	1-02-00417-OTTAWA CREEK SNG CO DM	\$12.54	(\$12.54)	\$0.00	\$12.54	(\$12.54)	\$0.00
2018 Payable 2019	1-02-00417-OTTAWA CREEK SNG CO DM	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2016 Payable 2017	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$9.00	(\$9.00)	\$0.00	\$9.00	\$0.00	\$9.00
2016 Payable 2017	1-02-00417-OTTAWA CREEK SNG CO DM	\$0.00	\$0.00	\$0.00	\$0.00	(\$20.26)	(\$20.26)
2012 Payable 2013	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00

Tax Payments

Detail:

Tax Year	Payment Date	Receipt Number	Amount Paid
2022 Payable 2023	2/1/2023	1465277	\$2,044.50
2021 Payable 2022	7/7/2022	1427117	\$1,040.79
2021 Payable 2022	2/8/2022	1394148	\$1,040.79
2020 Payable 2021	7/15/2021	1364453	\$1,030.40
2020 Payable 2021	2/3/2021	1310195	\$1,030.40
2019 Payable 2020	6/17/2020	1253201	\$1,006.94
2019 Payable 2020	1/13/2020	1207413	\$1,006.94
2018 Payable 2019	6/12/2019	1172281	\$1,477.79
2018 Payable 2019	2/6/2019	1150168	\$1,479.79
2017 Payable 2018	7/9/2018	1113361	\$1,472.95
2017 Payable 2018	2/6/2018	1069215	\$1,472.95
2016 Payable 2017	7/14/2017	1022769	\$1,476.02
2016 Payable 2017	3/31/2017	935473	\$9.00
2016 Payable 2017	3/31/2017	935472	(\$9.00)
2016 Payable 2017	1/23/2017	864295	\$1,473.76

Total:

Tax Year	Amount Paid
2022 Payable 2023	\$2,044.50
2021 Payable 2022	\$2,081.58
2020 Payable 2021	\$2,060.80
2019 Payable 2020	\$2,013.88
2018 Payable 2019	\$2,957.58
2017 Payable 2018	\$2,945.90
2016 Payable 2017	\$2,949.78

Sketch Legend

AGBF ATTACHED BRCK FIN GAR	AGBU ATTACHED BRCK UNFIN GAR	AGFF ATTACHED FR FIN GAR	AGFU ATTACHED FR UNFIN GAR
BAL BALCONY	BENT BASEMENT ENTRY	BG BASEMENT GARAGE	BPAT BRICK PATIO
BRK BRICK	BW BAY WINDOW	CAN CANOPY	CAR CARPORT
CATH CATHEDRAL CEILING	CPAT CONCRETE PATIO	DGBF DETACHED BRCK FIN GAR	DGBU DETACHED BRCK UNFIN GAR
DGFF DETACHED FR FIN GAR	DGFU DETACHED FR UNFIN GAR	EBP ENCLOSED BRICK PORCH	EBZ ENCLOSED BREEZEWAY
EFP ENCLOSED FRAME PORCH	FR FRAME	GL GREENHOUSE/LEAN-TO	LEAN LEAN-TO
OBP OPEN BRICK PORCH	OBZ OPEN BREEZEWAY	OFP OPEN FRAME PORCH	OH OVERHANG
PORT PORTICO/2S OFF	RFX ROOF EXTENSION	SHED SHED	SR SOLAR ROOM
STP STOOP	TRIM TRIM	VLTD VAULTED CEILING	WDDK WOOD DECK

No data available for the following modules: Improvements, Residential Buildings, Commercial, Commercial Detail, Yard Items, Sketches.

TAX INFORMATION

TRACTS 7-10

Beacon - Hancock County, OH - Report: 440001028638

4/19/23, 7:06 AM

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TAX INFORMATION

TRACTS 7 & 8

Beacon - Hancock County, OH - Report: 440000116750

4/19/23, 7:04 AM



Hancock County, OH

Summary

Parcel ID 440000116750
Map Number 190926000008000
Property Address COUNTY RD 26
RAWSON OH 45881
Brief Tax Description T1S R09 S26 PT W1/2 NW1/4
*(Note: *The Description above is not to be used on legal documents.)*
Acres 76
Class A
Land Use 110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Market Area 4422A000 UNION:CR LSD MIXED USE
Tax District 44 Union Township - Cory-Rawson LSD
Homestead NO

Note: The land use code above is not the zoning code.

Owners

Mailing Address
[KINDER-SEGEN LLC](#)
16570 TOWNSHIP RD 56
BLUFFTON OH 45817

Owner
KINDER-SEGEN LLC TERESA A RIEMAN LIV TRUST RIEMAN KARL L SUCC-TE

Map



Property Record Card

Property Card

Topography/Utilities

Level Topography	YES	Standard Roads	NO
High Topography	NO	Public Water Utilities	NO
Low Topography	NO	Public Sewer Utilities	NO
Rolling Topography	NO	Public Gas Utilities	NO
Standard Topography	NO	Public Electric Utilities	YES
Paved Roads	YES	Private Water Utilities	NO
Gravel Roads	NO	Private Sewer Utilities	NO
Dirt Roads	NO	Private Gas Utilities	NO
Sidewalks	NO	Private Electric Utilities	NO
Curbs	NO	Standard Utilities	NO

TAX INFORMATION

TRACTS 7 & 8

Beacon - Hancock County, OH - Report: 440000116750

4/19/23, 7:04 AM

Comments

Type	Description
Transfer	7 CDS 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203
Transfer	7 CDS, 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203
Transfer	7 CDS, 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203
Transfer	9 CDS 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203, 44-1026282, 44-118630
Transfer	10 CDS (1/2 INT) 44-1028651, 44-117060, 44-1012358, 44-1012353, 44-116750, 44-1026282, 44-118630, 44-1028638, 44-1028637, 19-1001646

Land

Land Type	Code	Frontage	Depth (F/R)	Street Price	Depth Percent	Rate	Adjusted Rate	Adjustment	Total	Value	Acres
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$7,110.00	\$0.00	0	\$91,630.00	\$91,630.00	12.888
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$6,600.00	\$0.00	0	\$172,370.00	\$172,370.00	26.116
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$6,350.00	\$0.00	0	\$182,390.00	\$182,390.00	28.723
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$7,590.00	\$0.00	0	\$5,940.00	\$5,940.00	0.782
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$10,430.00	\$0.00	0	\$1,390.00	\$1,390.00	0.133
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$9,110.00	\$0.00	0	\$53,390.00	\$53,390.00	5.861
AG - AGRICULTURAL	R - RIVER	0	0/0	0	0%	\$0.00	\$0.00	0	\$0.00	\$0.00	0.007
AG - AGRICULTURAL	RD - ROAD	0	0/0	0	0%	\$0.00	\$0.00	0	\$0.00	\$0.00	1.49

Agricultural

Land Type	Code	Soil	Acres	Rate	Appraised Value	Assessed Value	CAUV Rate	CAUV Value	Taxable Value
AG - AGRICULTURAL	CR - CROPLAND	PmA	12.888	7110	\$91,630	\$32,070	2700	\$34,800	\$12,180.00
AG - AGRICULTURAL	RD - ROAD	DEFLT	1.49	0	\$0	\$0	0	\$0	\$0.00
AG - AGRICULTURAL	CR - CROPLAND	BoA	26.116	6600	\$172,370	\$60,330	1950	\$50,930	\$17,830.00
AG - AGRICULTURAL	CR - CROPLAND	BoB	28.723	6350	\$182,390	\$63,840	1690	\$48,540	\$16,990.00
AG - AGRICULTURAL	R - RIVER	DEFLT	0.007	0	\$0	\$0	0	\$0	\$0.00
AG - AGRICULTURAL	CR - CROPLAND	SeB	0.782	7590	\$5,940	\$2,080	550	\$430	\$150.00
AG - AGRICULTURAL	CR - CROPLAND	McA	0.133	10430	\$1,390	\$490	2410	\$320	\$110.00
AG - AGRICULTURAL	CR - CROPLAND	BpA	5.861	9110	\$53,390	\$18,690	1970	\$11,550	\$4,040.00
Total			76.000		\$507,110	\$177,500		\$146,570	\$51,300.00

Sales

Sale Date	Sale Amount	Buyer	Conveyance Number	Deed Type
12/28/2012	\$0	KINDER-SEGEN LLC & TERESA A RIEMAN LIV TRUST	1166	WDE
10/19/2010	\$0	RIEMAN KARL L & TERESA A LIVING TRS	787	AFE
8/31/2010	\$0	RIEMAN KARL L & TERESA A LIVING TRS	621	AFE
1/16/2002	\$0	RIEMAN KARL L & TERESA A LIVING TRS	84	WDE
1/16/2002	\$0	RIEMAN KARL L LIVING TRUST	83	WDE
1/1/1900	\$0	RIEMAN KARL L & TERESA A	0	
1/1/1900	\$0	RIEMAN KARL L & TERESA A	0	

Recent Sales In Area

Sale date range:

From: To:

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

TAX INFORMATION

TRACTS 7 & 8

Beacon - Hancock County, OH - Report: 440000116750

4/19/23, 7:04 AM

Valuation

Assessed Year	2022
Land Value	\$146,570
Improvements Value	\$0
Total Value (Appraised 100%)	\$146,570
Land Value	\$51,300
Improvements Value	\$0
Total Value (Assessed 35%)	\$51,300

Valuation History

Date	Tax Year	Reason	Taxable Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Taxable Assessed Land Value	Assessed Improvements Value	Assessed Total Value
7/31/2019	2019	Reappraisal - Triennial Update - 2019 TRI	\$131,840	\$0	\$131,840	\$46,150	\$0	\$46,150
9/15/2016	2016	Reappraisal	\$191,930	\$0	\$191,930	\$67,180	\$0	\$67,180

Tax Distribution

Estimated Tax Distribution

Tax History

Tax Year (click for detail)	1st Half	Full Year
2022 Payable 2023	\$0.00	\$0.00
2021 Payable 2022	\$0.00	\$0.00
2020 Payable 2021	\$0.00	\$0.00
2019 Payable 2020	\$0.00	\$0.00
2018 Payable 2019	\$0.00	\$0.00
2017 Payable 2018	\$0.00	\$0.00
2016 Payable 2017	\$0.00	\$0.00
2015 Payable 2016	\$0.00	\$0.00
2014 Payable 2015	\$0.00	\$0.00
2013 Payable 2014	\$0.00	\$0.00
2012 Payable 2013	\$0.00	\$0.00
2011 Payable 2012	\$0.00	\$0.00
2010 Payable 2011	\$0.00	\$0.00
2009 Payable 2010	\$0.00	\$0.00
2008 Payable 2009	\$0.00	\$0.00
2007 Payable 2008	\$0.00	\$0.00
2006 Payable 2007	\$0.00	\$0.00

Special Assessments

Tax Year	Project Name	1st Half Due	1st Half Collected	1st Half Balance	2nd Half Due	2nd Half Collected	2nd Half Balance
2021 Payable 2022	1-02-00417-OTTAWA CREEK SNG CO DM	\$12.54	(\$12.54)	\$0.00	\$12.54	(\$12.54)	\$0.00
2018 Payable 2019	1-02-00417-OTTAWA CREEK SNG CO DM	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2016 Payable 2017	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$9.00	(\$9.00)	\$0.00	\$9.00	\$0.00	\$9.00
2016 Payable 2017	1-02-00417-OTTAWA CREEK SNG CO DM	\$0.00	\$0.00	\$0.00	\$0.00	(\$20.26)	(\$20.26)
2012 Payable 2013	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2009 Payable 2010	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2006 Payable 2007	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$1.00	(\$1.00)	\$0.00	\$1.00	(\$1.00)	\$0.00

TAX INFORMATION

TRACTS 7 & 8

Beacon - Hancock County, OH - Report: 440000116750

4/19/23, 7:04 AM

Tax Payments

Detail:

Tax Year	Payment Date	Receipt Number	Amount Paid
2022 Payable 2023	2/1/2023	1465273	\$1,667.20
2021 Payable 2022	7/7/2022	1427113	\$839.98
2021 Payable 2022	2/8/2022	1394144	\$839.98
2020 Payable 2021	7/15/2021	1364449	\$829.18
2020 Payable 2021	2/3/2021	1310199	\$829.18
2019 Payable 2020	6/17/2020	1253205	\$810.29
2019 Payable 2020	1/13/2020	1207417	\$810.29
2018 Payable 2019	6/12/2019	1172277	\$1,134.35
2018 Payable 2019	2/6/2019	1150164	\$1,136.35
2017 Payable 2018	7/9/2018	1113357	\$1,130.63
2017 Payable 2018	2/6/2018	1069211	\$1,130.63
2016 Payable 2017	7/14/2017	1022765	\$1,135.61
2016 Payable 2017	3/31/2017	934110	\$9.00
2016 Payable 2017	3/31/2017	934109	(\$9.00)
2016 Payable 2017	1/23/2017	864291	\$1,133.35

Total:

Tax Year	Amount Paid
2022 Payable 2023	\$1,667.20
2021 Payable 2022	\$1,679.96
2020 Payable 2021	\$1,658.36
2019 Payable 2020	\$1,620.58
2018 Payable 2019	\$2,270.70
2017 Payable 2018	\$2,261.26
2016 Payable 2017	\$2,268.96

Sketch Legend

AGBF ATTACHED BRCK FIN GAR	AGBU ATTACHED BRCK UNFIN GAR	AGFF ATTACHED FR FIN GAR	AGFU ATTACHED FR UNFIN GAR
BAL BALCONY	BENT BASEMENT ENTRY	BG BASEMENT GARAGE	BPAT BRICK PATIO
BRK BRICK	BW BAY WINDOW	CAN CANOPY	CAR CARPORT
CATH CATHEDRAL CEILING	CPAT CONCRETE PATIO	DGBF DETACHED BRCK FIN GAR	DGBU DETACHED BRCK UNFIN GAR
DGFF DETACHED FR FIN GAR	DGFU DETACHED FR UNFIN GAR	EBP ENCLOSED BRICK PORCH	EBZ ENCLOSED BREEZEWAY
EFP ENCLOSED FRAME PORCH	FR FRAME	GL GREENHOUSE/LEAN-TO	LEAN LEAN-TO
OBP OPEN BRICK PORCH	OBZ OPEN BREEZEWAY	OPF OPEN FRAME PORCH	OH OVERHANG
PORT PORTICO/2S OFP	RFX ROOF EXTENSION	SHED SHED	SR SOLAR ROOM
STP STOOP	TRIM TRIM	VLTD VAULTED CEILING	WDDK WOOD DECK

No data available for the following modules: Improvements, Residential Buildings, Commercial, Commercial Detail, Yard Items, Sketches.

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TAX INFORMATION

TRACT 13

Beacon - Hancock County, OH - Report: 440001012358

4/19/23, 7:06 AM



Hancock County, OH

Summary

Parcel ID 440001012358
Map Number 190926000013000
Property Address DEERFIELD LN
RAWSON OH 45881
Brief Tax Description DEERFIELD PLACE SUB LOT 3
(Note: *The Description above is not to be used on legal documents.)
Acres 63.836
Class A
Land Use 110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Market Area 4422A334 DEERFIELD PLACE SUB
Tax District 44 Union Township - Cory-Rawson LSD
Homestead NO

Note: The land use code above is not the zoning code.

Owners

Mailing Address
[KINDER-SEGEN LLC](#)
16570 TOWNSHIP RD 56
BLUFFTON OH 45817

Owner
KINDER-SEGEN LLC TERESA A RIEMAN LIV TRUST RIEMAN KARL L SUCC-TE

Map



Property Record Card

[Property Card](#)

Topography/Utilities

Level Topography	YES	Standard Roads	NO
High Topography	NO	Public Water Utilities	NO
Low Topography	NO	Public Sewer Utilities	NO
Rolling Topography	NO	Public Gas Utilities	NO
Standard Topography	NO	Public Electric Utilities	YES
Paved Roads	NO	Private Water Utilities	NO
Gravel Roads	YES	Private Sewer Utilities	NO
Dirt Roads	NO	Private Gas Utilities	NO
Sidewalks	NO	Private Electric Utilities	NO
Curbs	NO	Standard Utilities	NO

TAX INFORMATION

TRACT 13

Beacon - Hancock County, OH - Report: 440001012358

4/19/23, 7:06 AM

Comments

Type	Description
Transfer	3 CARDS 44-1012356,1012357,1012358 PLAT OF DEERFIELD PLACE SUB LOTS 1-3
Transfer	7 CDS, 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203
Transfer	10 CDS (1/2 INT) 44-1028651, 44-117060, 44-1012358, 44-1012353, 44-116750, 44-1026282, 44-118630, 44-1028638, 44-1028637, 19-1001646
Transfer	9 CDS 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203, 44-1026282, 44-118630
Transfer	7 CDS 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203
Transfer	7 CDS, 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203

Land

Land Type	Code	Frontage	Depth (F/R)	Street Price	Depth Percent	Rate	Adjusted Rate	Adjustment	Total	Value	Acres
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$8,760.00	\$0.00	0	\$41,420.00	\$41,420.00	4.728
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$9,110.00	\$0.00	0	\$10,370.00	\$10,370.00	1.138
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$6,600.00	\$0.00	0	\$110,730.00	\$110,730.00	16.777
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$7,700.00	\$0.00	0	\$14,770.00	\$14,770.00	1.918
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$7,110.00	\$0.00	0	\$138,780.00	\$138,780.00	19.519
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$6,350.00	\$0.00	0	\$124,000.00	\$124,000.00	19.527
AG - AGRICULTURAL	RD - ROAD	0	0/0	0	0%	\$0.00	\$0.00	0	\$0.00	\$0.00	0.229

Agricultural

Land Type	Code	Soil	Acres	Rate	Appraised Value	Assessed Value	CAUV Rate	CAUV Value	Taxable Value
AG - AGRICULTURAL	CR - CROP LAND	HpB	4.728	8760	\$41,420	\$14,500	1870	\$8,840	\$3,090.00
AG - AGRICULTURAL	CR - CROP LAND	JeB	1.138	9110	\$10,370	\$3,630	1520	\$1,730	\$610.00
AG - AGRICULTURAL	CR - CROP LAND	BoA	16.777	6600	\$110,730	\$38,760	1950	\$32,720	\$11,450.00
AG - AGRICULTURAL	RD - ROAD	DEFLT	0.229	0	\$0	\$0	0	\$0	\$0.00
AG - AGRICULTURAL	CR - CROP LAND	GpB2	1.918	7700	\$14,770	\$5,170	500	\$960	\$340.00
AG - AGRICULTURAL	CR - CROP LAND	PmA	19.519	7110	\$138,780	\$48,570	2700	\$52,700	\$18,450.00
AG - AGRICULTURAL	CR - CROP LAND	BoB	19.527	6350	\$124,000	\$43,400	1690	\$33,000	\$11,550.00
Total			63.836		\$440,070	\$154,030		\$129,950	\$45,490.00

Sales

Sale Date	Sale Amount	Buyer	Conveyance Number	Deed Type
12/28/2012	\$0	KINDER-SEGEN LLC & TERESA A RIEMAN LIV TRUST	1166	WDE
10/19/2010	\$0	RIEMAN KARL L & TERESA A LIVING TRUSTS	787	AFE
8/31/2010	\$0	RIEMAN KARL L & TERESA A LIVING TRS	621	AFE
1/16/2002	\$0	RIEMAN KARL L & TERESA A LIVING TRS	84	WDE
1/16/2002	\$0	RIEMAN KARL L LIVING TRUST	83	WDE
5/18/1995	\$0	RIEMAN KARL L & TERESA A	459	PLE
1/1/1900	\$0	RIEMAN KARL L & TERESA A	0	

Recent Sales In Area

Sale date range:

From: To:

Sales by Neighborhood

Sales by Subdivision

1500 Sales by Distance

TAX INFORMATION

TRACT 13

Beacon - Hancock County, OH - Report: 440001012358

4/19/23, 7:06 AM

Valuation

Assessed Year	2022
Land Value	\$129,950
Improvements Value	\$0
Total Value (Appraised 100%)	\$129,950
Land Value	\$45,490
Improvements Value	\$0
Total Value (Assessed 35%)	\$45,490

Valuation History

Date	Tax Year	Reason	Taxable Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Taxable Assessed Land Value	Assessed Improvements Value	Assessed Total Value
7/31/2019	2019	Reappraisal - Triennial Update - 2019 TRI	\$118,330	\$0	\$118,330	\$41,430	\$0	\$41,430
9/15/2016	2016	Reappraisal	\$170,650	\$0	\$170,650	\$59,730	\$0	\$59,730

Tax Distribution

Estimated Tax Distribution

Tax History

Tax Year (click for detail)	1st Half	Full Year
2022 Payable 2023	\$0.00	\$0.00
2021 Payable 2022	\$0.00	\$0.00
2020 Payable 2021	\$0.00	\$0.00
2019 Payable 2020	\$0.00	\$0.00
2018 Payable 2019	\$0.00	\$0.00
2017 Payable 2018	\$0.00	\$0.00
2016 Payable 2017	\$0.00	\$0.00
2015 Payable 2016	\$0.00	\$0.00
2014 Payable 2015	\$0.00	\$0.00
2013 Payable 2014	\$0.00	\$0.00
2012 Payable 2013	\$0.00	\$0.00
2011 Payable 2012	\$0.00	\$0.00
2010 Payable 2011	\$0.00	\$0.00
2009 Payable 2010	\$0.00	\$0.00
2008 Payable 2009	\$0.00	\$0.00
2007 Payable 2008	\$0.00	\$0.00
2006 Payable 2007	\$0.00	\$0.00

Special Assessments

Tax Year	Project Name	1st Half Due	1st Half Collected	1st Half Balance	2nd Half Due	2nd Half Collected	2nd Half Balance
2021 Payable 2022	1-02-00417-OTTAWA CREEK SNG CO DM	\$12.54	(\$12.54)	\$0.00	\$12.54	(\$12.54)	\$0.00
2018 Payable 2019	1-02-00417-OTTAWA CREEK SNG CO DM	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2016 Payable 2017	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$9.00	(\$9.00)	\$0.00	\$9.00	\$0.00	\$9.00
2016 Payable 2017	1-02-00417-OTTAWA CREEK SNG CO DM	\$0.00	\$0.00	\$0.00	\$0.00	(\$20.26)	(\$20.26)
2012 Payable 2013	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2009 Payable 2010	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2006 Payable 2007	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$1.00	(\$1.00)	\$0.00	\$1.00	(\$1.00)	\$0.00

TAX INFORMATION

TRACT 13

Beacon - Hancock County, OH - Report: 440001012358

4/19/23, 7:06 AM

Tax Payments

Detail:

Tax Year	Payment Date	Receipt Number	Amount Paid
2022 Payable 2023	2/1/2023	1465276	\$1,478.38
2021 Payable 2022	7/7/2022	1427116	\$755.36
2021 Payable 2022	2/8/2022	1394147	\$755.36
2020 Payable 2021	7/15/2021	1364452	\$744.37
2020 Payable 2021	2/3/2021	1310196	\$744.37
2019 Payable 2020	6/17/2020	1253202	\$727.42
2019 Payable 2020	1/13/2020	1207414	\$727.42
2018 Payable 2019	6/12/2019	1172280	\$1,008.55
2018 Payable 2019	2/6/2019	1150167	\$1,010.55
2017 Payable 2018	7/9/2018	1113359	\$1,005.25
2017 Payable 2018	2/6/2018	1069213	\$1,005.25
2016 Payable 2017	7/14/2017	1022768	\$1,010.92
2016 Payable 2017	3/31/2017	934861	\$9.00
2016 Payable 2017	3/31/2017	934860	(\$9.00)
2016 Payable 2017	1/23/2017	864293	\$1,008.66

Total:

Tax Year	Amount Paid
2022 Payable 2023	\$1,478.38
2021 Payable 2022	\$1,510.72
2020 Payable 2021	\$1,488.74
2019 Payable 2020	\$1,454.84
2018 Payable 2019	\$2,019.10
2017 Payable 2018	\$2,010.50
2016 Payable 2017	\$2,019.58

Sketch Legend

AGBF ATTACHED BRCK FIN GAR	AGBU ATTACHED BRCK UNFIN GAR	AGFF ATTACHED FR FIN GAR	AGFU ATTACHED FR UNFIN GAR
BAL BALCONY	BENT BASEMENT ENTRY	BG BASEMENT GARAGE	BPAT BRICK PATIO
BRK BRICK	BW BAY WINDOW	CAN CANOPY	CAR CARPORT
CATH CATHEDRAL CEILING	CPAT CONCRETE PATIO	DGBF DETACHED BRCK FIN GAR	DGBU DETACHED BRCK UNFIN GAR
DGFF DETACHED FR FIN GAR	DGFU DETACHED FR UNFIN GAR	EBP ENCLOSED BRICK Porch	EBZ ENCLOSED BREEZEWAY
EFP ENCLOSED FRAME PORCH	FR FRAME	GL GREENHOUSE/LEAN-TO	LEAN LEAN-TO
OBP OPEN BRICK PORCH	OBZ OPEN BREEZEWAY	OPF OPEN FRAME PORCH	OH OVERHANG
PORT PORTICO/2S OFP	RFX ROOF EXTENSION	SHED SHED	SR SOLAR ROOM
STP STOOP	TRIM TRIM	VLTD VAULTED CEILING	WDDK WOOD DECK

No data available for the following modules: Improvements, Residential Buildings, Commercial, Commercial Detail, Yard Items, Sketches.

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TAX INFORMATION

TRACT 13

Beacon - Hancock County, OH - Report: 440001030684

4/19/23, 7:08 AM



Hancock County, OH

Summary

Parcel ID 440001030684
Map Number 190926000002002
Property Address COUNTY RD 26
RAWSON OH 45881
Brief Tax Description T1S R09 S26 PT SW1/4 NE1/4
*(Note: *The Description above is not to be used on legal documents.)*
Acres 8.459
Class A
Land Use 110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Market Area 4422A000 UNION:CR LSD MIXED USE
Tax District 44 Union Township - Cory-Rawson LSD
Homestead NO

Note: The land use code above is not the zoning code.

Owners

Mailing Address
[KINDER-SEGEN LLC](#)
16570 TOWNSHIP RD 56
BLUFFTON OH 45817

Owner
KINDER-SEGEN LLC TERESA A RIEMAN LIV TRUST RIEMAN KARL L SUCC-TE

Map



Property Record Card

[Property Card](#)

Topography/Utilities

Level Topography	YES	Standard Roads	NO
High Topography	NO	Public Water Utilities	NO
Low Topography	NO	Public Sewer Utilities	NO
Rolling Topography	NO	Public Gas Utilities	NO
Standard Topography	NO	Public Electric Utilities	NO
Paved Roads	YES	Private Water Utilities	NO
Gravel Roads	NO	Private Sewer Utilities	NO
Dirt Roads	NO	Private Gas Utilities	NO
Sidewalks	NO	Private Electric Utilities	NO
Curbs	NO	Standard Utilities	NO

Comments

Type	Description
Front of Card	8/17/16 SPLIT FROM 44-1028637(15.565 AC) PER V2504/PG1357

TAX INFORMATION

TRACT 13

Beacon - Hancock County, OH - Report: 440001030684

4/19/23, 7:08 AM

Land

Land Type	Code	Frontage	Depth (F/R)	Street Price	Depth Percent	Rate	Adjusted Rate	Adjustment	Total	Value	Acres
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$7,700.00	\$0.00	0	\$20,470.00	\$20,470.00	2.658
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$8,890.00	\$0.00	0	\$51,570.00	\$51,570.00	5.801

Agricultural

Land Type	Code	Soil	Acres	Rate	Appraised Value	Assessed Value	CAUV Rate	CAUV Value	Taxable Value
AG - AGRICULTURAL	CR - CROP LAND	GpB2	2.658	7700	\$20,470	\$7,160	500	\$1,330	\$470.00
AG - AGRICULTURAL	CR - CROP LAND	BoB	5.801	8890	\$51,570	\$18,050	1690	\$9,800	\$3,430.00
Total			8.459		\$72,040	\$25,210		\$11,130	\$3,900.00

Sales

Sale Date	Sale Amount	Buyer	Conveyance Number	Deed Type
12/28/2012	\$0	KINDER-SEGEN LLC & TERESA A RIEMAN LIV TRUST	0	SPL

Recent Sales In Area

Sale date range:

From: To:

[Sales by Neighborhood](#)

[Sales by Subdivision](#)

[Sales by Distance](#)

Valuation

Assessed Year	2022
Land Value	\$11,130
Improvements Value	\$0
Total Value (Appraised 100%)	\$11,130
Land Value	\$3,900
Improvements Value	\$0
Total Value (Assessed 35%)	\$3,900

Valuation History

Date	Tax Year	Reason	Taxable Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Taxable Assessed Land Value	Assessed Improvements Value	Assessed Total Value
7/31/2019	2019	Reappraisal - Triennial Update - 2019 TRI	\$9,830	\$0	\$9,830	\$3,450	\$0	\$3,450
10/24/2016	2016	Miscellaneous - Adjust Land Value	\$15,320	\$0	\$15,320	\$5,370	\$0	\$5,370
10/24/2016	2016	Miscellaneous - Split/Combine	\$15,160	\$0	\$15,160	\$5,310	\$0	\$5,310

Tax Distribution

[Estimated Tax Distribution](#)

TAX INFORMATION

TRACT 13

Beacon - Hancock County, OH - Report: 440001030684

4/19/23, 7:08 AM

Tax History

Tax Year (click for detail)	1st Half	Full Year
2022 Payable 2023	\$0.00	\$0.00
2021 Payable 2022	\$0.00	\$0.00
2020 Payable 2021	\$0.00	\$0.00
2019 Payable 2020	\$0.00	\$0.00
2018 Payable 2019	\$0.00	\$0.00
2017 Payable 2018	\$0.00	\$0.00
2016 Payable 2017	\$0.00	\$0.00

Special Assessments

Tax Year	Project Name	1st Half Due	1st Half Collected	1st Half Balance	2nd Half Due	2nd Half Collected	2nd Half Balance
2021 Payable 2022	1-02-00417-OTTAWA CREEK SNG CO DM	\$12.54	(\$12.54)	\$0.00	\$12.54	(\$12.54)	\$0.00
2018 Payable 2019	1-02-00417-OTTAWA CREEK SNG CO DM	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2016 Payable 2017	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$9.00	(\$9.00)	\$0.00	\$9.00	\$0.00	\$9.00
2016 Payable 2017	1-02-00417-OTTAWA CREEK SNG CO DM	\$0.00	\$0.00	\$0.00	\$0.00	(\$20.26)	(\$20.26)

Tax Payments

Detail:

Tax Year	Payment Date	Receipt Number	Amount Paid
2022 Payable 2023	2/1/2023	1465278	\$126.74
2021 Payable 2022	7/7/2022	1427118	\$74.40
2021 Payable 2022	2/8/2022	1394149	\$74.40
2020 Payable 2021	7/15/2021	1364454	\$61.98
2020 Payable 2021	2/3/2021	1310194	\$61.98
2019 Payable 2020	6/17/2020	1253207	\$60.58
2019 Payable 2020	1/13/2020	1207419	\$60.58
2018 Payable 2019	6/12/2019	1172282	\$90.67
2018 Payable 2019	2/6/2019	1150169	\$92.67
2017 Payable 2018	7/9/2018	1113362	\$90.38
2017 Payable 2018	2/6/2018	1069216	\$90.38
2016 Payable 2017	7/14/2017	1022771	\$101.13
2016 Payable 2017	3/31/2017	981540	\$9.00
2016 Payable 2017	3/31/2017	981539	(\$9.00)
2016 Payable 2017	1/23/2017	864296	\$98.87

Total:

Tax Year	Amount Paid
2022 Payable 2023	\$126.74
2021 Payable 2022	\$148.80
2020 Payable 2021	\$123.96
2019 Payable 2020	\$121.16
2018 Payable 2019	\$183.34
2017 Payable 2018	\$180.76
2016 Payable 2017	\$200.00

TAX INFORMATION

TRACT 13

Beacon - Hancock County, OH - Report: 440001030684

4/19/23, 7:08 AM

Sketch Legend

AGBF ATTACHED BRCK FIN GAR	AGBU ATTACHED BRCK UNFIN GAR	AGFF ATTACHED FR FIN GAR	AGFU ATTACHED FR UNFIN GAR
BAL BALCONY	BENT BASEMENT ENTRY	BG BASEMENT GARAGE	BPAT BRICK PATIO
BRK BRICK	BW BAY WINDOW	CAN CANOPY	CAR CARPORT
CATH CATHEDRAL CEILING	CPAT CONCRETE PATIO	DGBF DETACHED BRCK FIN GAR	DGBU DETACHED BRCK UNFIN GAR
DGFF DETACHED FR FIN GAR	DGFU DETACHED FR UNFIN GAR	EBP ENCLOSED BRICK Porch	EBZ ENCLOSED BREEZEWAY
EFP ENCLOSED FRAME PORCH	FR FRAME	GL GREENHOUSE/LEAN-TO	LEAN LEAN-TO
OBP OPEN BRICK PORCH	OBZ OPEN BREEZEWAY	OPF OPEN FRAME PORCH	OH OVERHANG
PORT PORTICO/2S OFP	RFX ROOF EXTENSION	SHED SHED	SR SOLAR ROOM
STP STOOP	TRIM TRIM	VLTD VAULTED CEILING	WDDK WOOD DECK

No data available for the following modules: Improvements, Residential Buildings, Commercial, Commercial Detail, Yard Items, Sketches.

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TAX INFORMATION

TRACT 13

Beacon - Hancock County, OH - Report: 190001001646

4/19/23, 7:03 AM



Hancock County, OH

Summary

Parcel ID 190001001646
Map Number 191020000010000
Property Address COUNTY RD 26
JENERA OH 45841
Brief Tax Description T1S R10 S20 W PT S1/2 SW1/4
(Note: *The Description above is not to be used on legal documents.)
Acres 33.99
Class A
Land Use 110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Market Area 1922A000 EAGLE:CR LSD MIXED USE
Tax District 19 Eagle Township - Cory-Rawson LSD
Homestead NO

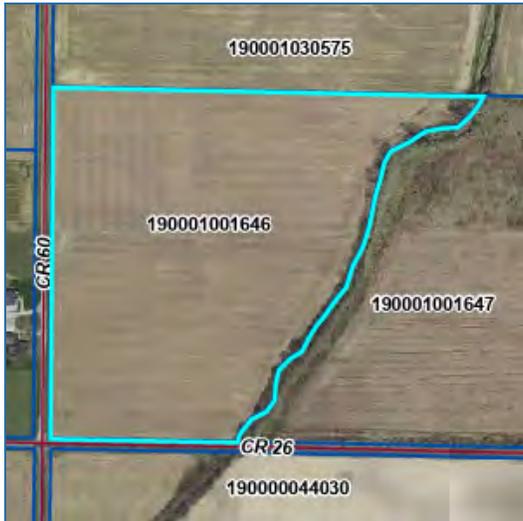
Note: The land use code above is not the zoning code.

Owners

Mailing Address
[KINDER-SEGEN LLC](#)
16570 TOWNSHIP RD 56
BLUFFTON OH 45817

Owner
KINDER-SEGEN LLC TERESA A RIEMAN LIV TRUST RIEMAN KARL L SUCC-TE

Map



Property Record Card

[Property Card](#)

Topography/Utilities

Level Topography	YES	Standard Roads	NO
High Topography	NO	Public Water Utilities	NO
Low Topography	NO	Public Sewer Utilities	NO
Rolling Topography	NO	Public Gas Utilities	NO
Standard Topography	NO	Public Electric Utilities	YES
Paved Roads	YES	Private Water Utilities	NO
Gravel Roads	NO	Private Sewer Utilities	NO
Dirt Roads	NO	Private Gas Utilities	NO
Sidewalks	NO	Private Electric Utilities	NO
Curbs	NO	Standard Utilities	NO

TAX INFORMATION

TRACT 14

Beacon - Hancock County, OH - Report: 190001001646

4/19/23, 7:03 AM

Comments

Type	Description
Transfer	10 CDS (1/2 INT) 44-1028651, 44-117060, 44-1012358, 44-1012353, 44-116750, 44-1026282, 44-118630, 44-1028638, 44-1028637, 19-1001646
Transfer	7 CDS 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203
Transfer	7 CDS, 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203
Transfer	7 CDS, 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203
Transfer	9 CDS 44-1012358, 44-1012353, 19-1001646, 44-116750, 44-117050, 44-117060, 44-1007203, 44-1026282, 44-118630

Land

Land Type	Code	Frontage	Depth (F/R)	Street Price	Depth Percent	Rate	Adjusted Rate	Adjustment	Total	Value	Acres
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$8,890.00	\$0.00	0	\$25,670.00	\$25,670.00	2.887
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$9,350.00	\$0.00	0	\$46,540.00	\$46,540.00	4.978
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$6,600.00	\$0.00	0	\$126,220.00	\$126,220.00	19.124
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$9,950.00	\$0.00	0	\$59,060.00	\$59,060.00	5.936
AG - AGRICULTURAL	R - RIVER	0	0/0	0	0%	\$0.00	\$0.00	0	\$0.00	\$0.00	0.135
AG - AGRICULTURAL	RD - ROAD	0	0/0	0	0%	\$0.00	\$0.00	0	\$0.00	\$0.00	0.93

Agricultural

Land Type	Code	Soil	Acres	Rate	Appraised Value	Assessed Value	CAUV Rate	CAUV Value	Taxable Value
AG - AGRICULTURAL	CR - CROP LAND	BoB	2.887	8890	\$25,670	\$8,980	1690	\$4,880	\$1,710.00
AG - AGRICULTURAL	CR - CROP LAND	SpA	4.978	9350	\$46,540	\$16,290	2350	\$11,700	\$4,100.00
AG - AGRICULTURAL	CR - CROP LAND	BoA	19.124	6600	\$126,220	\$44,180	1950	\$37,290	\$13,050.00
AG - AGRICULTURAL	CR - CROP LAND	PmA	5.936	9950	\$59,060	\$20,670	2700	\$16,030	\$5,610.00
AG - AGRICULTURAL	R - RIVER	DEFLT	0.135	0	\$0	\$0	0	\$0	\$0.00
AG - AGRICULTURAL	RD - ROAD	DEFLT	0.93	0	\$0	\$0	0	\$0	\$0.00
Total			33.990		\$257,490	\$90,120		\$69,900	\$24,470.00

Sales

Sale Date	Sale Amount	Buyer	Conveyance Number	Deed Type
12/28/2012	\$0	KINDER-SEGEN LLC & TERESA A RIEMAN LIV TRUST	1166	WDE
10/19/2010	\$0	RIEMAN KARL L & TERESA A LIVING TRS	787	AFE
8/31/2010	\$0	RIEMAN KARL L & TERESA A LIVING TRS	621	AFE
1/16/2002	\$0	RIEMAN KARL L & TERESA A LIVING TRS	84	WDE
1/16/2002	\$0	RIEMAN KARL L LIVING TRUST	83	WDE
1/1/1900	\$0	RIEMAN KARL L & TERESA A	0	

Recent Sales In Area

Sale date range:

From: To:

TAX INFORMATION

TRACT 14

Beacon - Hancock County, OH - Report: 190001001646

4/19/23, 7:03 AM

Valuation

Assessed Year	2022
Land Value	\$69,900
Improvements Value	\$0
Total Value (Appraised 100%)	\$69,900
Land Value	\$24,470
Improvements Value	\$0
Total Value (Assessed 35%)	\$24,470

Valuation History

Date	Tax Year	Reason	Taxable Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Taxable Assessed Land Value	Assessed Improvements Value	Assessed Total Value
7/31/2019	2019	Reappraisal - Triennial Update - 2019 TRI	\$63,720	\$0	\$63,720	\$22,300	\$0	\$22,300
9/15/2016	2016	Reappraisal	\$91,770	\$0	\$91,770	\$32,120	\$0	\$32,120

Tax Distribution

Estimated Tax Distribution

Tax History

Tax Year (click for detail)	1st Half	Full Year
2022 Payable 2023	\$0.00	\$0.00
2021 Payable 2022	\$0.00	\$0.00
2020 Payable 2021	\$0.00	\$0.00
2019 Payable 2020	\$0.00	\$0.00
2018 Payable 2019	\$0.00	\$0.00
2017 Payable 2018	\$0.00	\$0.00
2016 Payable 2017	\$0.00	\$0.00
2015 Payable 2016	\$0.00	\$0.00
2014 Payable 2015	\$0.00	\$0.00
2013 Payable 2014	\$0.00	\$0.00
2012 Payable 2013	\$0.00	\$0.00
2011 Payable 2012	\$0.00	\$0.00
2010 Payable 2011	\$0.00	\$0.00
2009 Payable 2010	\$0.00	\$0.00
2008 Payable 2009	\$0.00	\$0.00
2007 Payable 2008	\$0.00	\$0.00
2006 Payable 2007	\$0.00	\$0.00

Special Assessments

Tax Year	Project Name	1st Half Due	1st Half Collected	1st Half Balance	2nd Half Due	2nd Half Collected	2nd Half Balance
2021 Payable 2022	1-02-00417-OTTAWA CREEK SNG CO DM	\$12.54	(\$12.54)	\$0.00	\$12.54	(\$12.54)	\$0.00
2018 Payable 2019	1-02-00417-OTTAWA CREEK SNG CO DM	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2016 Payable 2017	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$9.00	(\$9.00)	\$0.00	\$9.00	\$0.00	\$9.00
2016 Payable 2017	1-02-00417-OTTAWA CREEK SNG CO DM	\$0.00	\$0.00	\$0.00	\$0.00	(\$20.26)	(\$20.26)
2012 Payable 2013	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2009 Payable 2010	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$2.00	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00
2006 Payable 2007	1-02-00310-BLANCHARD RIVER PROJECT MAINT	\$1.00	(\$1.00)	\$0.00	\$1.00	(\$1.00)	\$0.00

TAX INFORMATION

TRACT 14

Beacon - Hancock County, OH - Report: 190001001646

4/19/23, 7:03 AM

Tax Payments

Detail:

Tax Year	Payment Date	Receipt Number	Amount Paid
2022 Payable 2023	2/1/2023	1465274	\$743.14
2021 Payable 2022	7/7/2022	1427114	\$385.62
2021 Payable 2022	2/8/2022	1394145	\$385.62
2020 Payable 2021	7/15/2021	1364450	\$373.91
2020 Payable 2021	2/3/2021	1310198	\$373.91
2019 Payable 2020	6/17/2020	1253206	\$364.78
2019 Payable 2020	1/13/2020	1207418	\$364.78
2018 Payable 2019	6/12/2019	1172278	\$503.80
2018 Payable 2019	2/6/2019	1150165	\$505.80
2017 Payable 2018	7/9/2018	1113358	\$504.58
2017 Payable 2018	2/6/2018	1069212	\$504.58
2016 Payable 2017	7/14/2017	1022772	\$512.85
2016 Payable 2017	3/31/2017	912876	(\$9.00)
2016 Payable 2017	3/31/2017	912877	\$9.00
2016 Payable 2017	1/23/2017	864292	\$510.59

Total:

Tax Year	Amount Paid
2022 Payable 2023	\$743.14
2021 Payable 2022	\$771.24
2020 Payable 2021	\$747.82
2019 Payable 2020	\$729.56
2018 Payable 2019	\$1,009.60
2017 Payable 2018	\$1,009.16
2016 Payable 2017	\$1,023.44

Sketch Legend

AGBF ATTACHED BRCK FIN GAR	AGBU ATTACHED BRCK UNFIN GAR	AGFF ATTACHED FR FIN GAR	AGFU ATTACHED FR UNFIN GAR
BAL BALCONY	BENT BASEMENT ENTRY	BG BASEMENT GARAGE	BPAT BRICK PATIO
BRK BRICK	BW BAY WINDOW	CAN CANOPY	CAR CARPORT
CATH CATHEDRAL CEILING	CPAT CONCRETE PATIO	DGBF DETACHED BRCK FIN GAR	DGBU DETACHED BRCK UNFIN GAR
DGFF DETACHED FR FIN GAR	DGFU DETACHED FR UNFIN GAR	EBP ENCLOSED BRICK PORCH	EBZ ENCLOSED BREEZEWAY
EFP ENCLOSED FRAME PORCH	FR FRAME	GL GREENHOUSE/LEAN-TO	LEAN LEAN-TO
OBP OPEN BRICK PORCH	OBZ OPEN BREEZEWAY	OPF OPEN FRAME PORCH	OH OVERHANG
PORT PORTICO/2S OFP	RFX ROOF EXTENSION	SHED SHED	SR SOLAR ROOM
STP STOOP	TRIM TRIM	VLTD VAULTED CEILING	WDDK WOOD DECK

No data available for the following modules: Improvements, Residential Buildings, Commercial, Commercial Detail, Yard Items, Sketches.

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TITLE COMMITMENT

TITLE COMMITMENT

TRACT 1 + PART OF 2



TITLE COMMITMENT

TRACT 1 + PART OF 2

OPINION OF TITLE

Re: Karl Rieman Estate
56.37 acres, CR 26
Bluffton, Ohio 45817

This is to certify that we have examined the title to the following described premises:

Situated in the Township of Union, County of Hancock and State of Ohio:

Tract I.

Known as the West 17.37 acres off of the North half of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township One (1) South, Range Nine (9) East, and more particularly described as follows:

Commencing at the Northwest corner of the said North half of said Northeast Quarter of Section aforesaid; thence East 563.39 feet to a corner; thence South 1343 feet; thence West 563.39 feet to a post; thence North 1343 feet to the place of beginning.

Tract II.

Also part of the Northwest Quarter (1/4) of Section Twenty-seven (27), Township One (1) South, Range Nine (9) East, containing 39 acres, and more particularly described as follows:

Known as all of that part of the Northeast Quarter (1/4) of the Northwest Quarter of Section 27, in Township 1 South, Range 9 East, lying and being South of the South line of the Nickel Plate Railroad and containing 39 acres, be the same more or less.

Parcel No. 44-0000117060
Map No. 1909-270-00-002

NOTE: This parcel will need a new survey.

We hereby certify that in our opinion a good and merchantable title to the aforescribed premises is vested in the name of Kinder-Segen, LLC, an Ohio Limited Liability Company (undivided 1/2 interest), as shown in Volume 2433,

TITLE COMMITMENT

TRACT 1 + PART OF 2

OPINION OF TITLE

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Page 215 of the Official Records of Hancock County, Ohio; Karl L. Rieman, Successor Trustee of the Teresa A. Rieman Living Trust dated October 19, 2001 (undivided 1/2 interest) as shown in Volume 2383, Page 1695 and Volume 2127, Page 69 of the Official Records of Hancock County, Ohio.

SUBJECT ONLY TO THE FOLLOWING:

REAL ESTATE TAXES AND ASSESSMENTS:

1. Real estate taxes and assessments, if any, for the first half of the year 2022, in the amount of \$681.34, are paid.
2. Real estate taxes and assessments, if any, for the last half of the year 2022, in the amount of \$681.34, are paid.
3. Real estate taxes and assessments, if any, for the year 2023 are a lien and have not yet been determined.

MORTGAGES:

1. Mortgage from Kinder-Segen, LLC, an Ohio Limited Liability Company and Karl L. Rieman, as Trustee of the Teresa A. Rieman Living Trust dated October 19, 2001 an Ohio Trust, to The Citizens National Bank of Bluffton in the principal amount of [REDACTED] dated January 23, 2015, filed for record February 4, 2015, at 2:10 PM in Volume 2474, Page 957 of the Official Records of Hancock County, Ohio.

OTHER:

1. Any and all zoning regulations and/or zoning ordinances.
2. Subject to oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
3. Right of Way easement to The Standard Oil Company of Ohio, recorded in Volume 202, Page 249 of the Deed Records of Hancock County, Ohio.
4. Right of Way Easement to The Buckeye Pipe Line, recorded in Volume 135, Page 355 of the Deed Records of Hancock County, Ohio.
5. Oil & Gas Lease from Karl L. Rieman and Teresa A. Rieman, husband and

TITLE COMMITMENT

TRACT 1 + PART OF 2

OPINION OF TITLE

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wife to Palladian Enterprises, Inc., dated March 30, 1993, filed for record August 30, 1993 at 9:06 AM in Volume 947, Page 276 of the Official Records of Hancock County, Ohio; assigned to Meridian Oil Inc., dated October 14, 1994, filed for record December 20, 1994 at 11:02 AM in Volume 1122, Page 22 of the Official Records of Hancock County, Ohio.

This Title Opinion is subject to the compliance with "Consumer Credit Protection," "Truth in Lending," or similar laws.

The above Opinion is made subject to the right of any person or persons in possession of said premises or who has or have any unpaid accounts for labor performed or material furnished within the time frame from this date as prescribed in the Ohio Mechanic's Lien Law as found in Chapter 1311 of the Ohio Revised Code, and to special taxes and assessments not shown by the County Treasurer's Records.

The above Opinion is based on a search in said County of the Records of the Recorder, Auditor, Treasurer, Probate Judge, Sheriff, and Clerk of Courts, and contains every instrument on record as revealed by the indexes constituting a lien against said premises.

This Opinion of Title covers the period of time of the past Forty (40) years and is made for the benefit of The Karl Rieman Estate.

Dated at the City of Findlay, County of Hancock and State of Ohio, this 1st day of February, 2023, at 8:30 AM.

ASSURED TITLE AGENCY, INC.
301 South Main Street, 4th Floor
Findlay, Ohio 45840
(419) 423-0060



John D. Oman

JDO: csw

TITLE COMMITMENT

PART OF TRACT 2 + PART OF 3+4



Hancock County, OH



- Legend**
- RowDims
 - Parcels
 - Parcel Numbers
 - Road Centerlines
 - Corporate Limits
 - Low Level
 - Landhooks
 - Lot Lines
 - Blocks
 - MiscText

Parcel ID	440001028651	Alternate ID	190927000001000	Owner	KINDER-SEGEN LLC & TERESA A
Sec/Twp/Rng	n/a	ID		Address	RIEMAN LIV TRUST
Property	0 COUNTY RD	Class	110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"		16570 TOWNSHIP RD 56
Address	313	Acreage	98.399		BLUFFTON OH 45817
	RAWSON				
District			44 Union Township - Cory-Rawson LSD		
Brief Tax Description			T1S R09 S27 PT NE1/4		
			(Note: Not to be used on legal documents)		

Date created: 2/1/2023
 Last Data Uploaded: 1/31/2023 10:22:47 PM



TITLE COMMITMENT

PART OF TRACT 2 + PART OF 3+4

OPINION OF TITLE

Re: Karl Rieman Estate
98.399 acres CR 313
Rawson, OH 45881

This is to certify that we have examined the title to the following described premises:

Situated in the Township of Union, County of Hancock and State of Ohio:

Being part of the Northeast Quarter (¼) of Section Twenty-seven (27), Township One (1) South, Range Nine (9) East, and containing 160 acres, more or less, described as the Northeast Quarter of Section 27, Union Township, LESS AND EXCEPT the following ten tracts:

Tract I:

Being a part of the Northeast Quarter (¼) of Section Twenty-seven (27), Township One (1) South, Range Nine (9) East, a tract of land bounded and described as follows:

Beginning at the Southeast corner of said Northeast Quarter of Section 27; thence with the East line of said Northeast Quarter, being also the centerline of Township Road No. 56, NORTH, a distance of 198 feet to a point; thence parallel to the South line of said Northeast Quarter, North 89°20' West, a distance of 220.00 feet to an iron stake and passing an iron stake set at 20 feet; thence South, a distance of 198 feet to an iron stake set in the South line of said Northeast Quarter; thence with the South line of said Northeast Quarter of Section 27, South 89°20' East, a distance of 200.00 feet to the point of beginning and passing an iron stake set at 200 feet, the above tract containing 1.000 acres of land.

Tract II:

Being a part of the Northeast Quarter (¼) of Section Twenty-seven (27), Township One (1) South, Range Nine (9) East, the following described tract of land:

TITLE COMMITMENT

PART OF TRACT 2 + PART OF 3+4

OPINION OF TITLE

Beginning at the intersection of the East line of said Northeast Quarter with the centerline of the Findlay-Lima Road (Old U.S. Route No. 25), and described as lying South, a distance of 119.56 feet from the Northeast corner of said Section 27; thence from the above described point of beginning and along the centerline of the Findlay-Lima Road, South 49°46' West, a distance of 327.47 feet; thence at right angles, South 40°14' East, a distance of 46.44 feet to an iron stake; thence parallel to the East line of said Northeast Quarter and 220 feet West therefrom, South, a distance of 1188.00 feet to an iron stake; thence South 89°45' East, a distance of 220.00 feet to the East line of said Northeast Quarter; thence with said East line, North, a distance of 1435.93 feet to the point of beginning and containing 6.801 acres of land.

Tract III:

Five (5) acres located along the South line of old U.S. 25 (Findlay-Lima Road) and described as beginning at the intersection of the Center line of old U.S. 25 and the East line of said Section; thence with said centerline of said Road, South 49°46' West a distance of 712.02 feet to the principal point of beginning of the said 5 acres exception; thence from said principal point of beginning and along the centerline of said Road South 49°46' West a distance of 946.95 feet to point; thence at right angles to said centerline South 40°14' East, a distance of 230 feet to an iron stake and passing an iron stake at 30 feet; thence parallel with said centerline, North 49°46' East, a distance of 946.95 feet; thence North 40°14' West a distance of 230 feet to the place of beginning, passing an iron stake set at 200 feet.

Tract IV:

Known as the West 17.37 acres off of the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-seven (27), Township One (1) South, Range Nine (9) East, and more particularly described as follows:

Commencing at the Northwest corner of the said North Half of said Northeast Quarter of Section aforesaid; thence East 563.39 feet to a corner; thence South 1343 feet; thence West 563.39 feet to a post; thence North 1343 feet to the place of beginning.

TITLE COMMITMENT

PART OF TRACT 2 + PART OF 3+4

OPINION OF TITLE

3

Tract V:

Situated in the Township of Union, County of Hancock and State of Ohio:

Being a part of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-seven (27), Township One (1) South, Range Nine (9) East, a tract of land bounded and described as follows:

Beginning at an iron stake found marking the Northeast corner of the Northeast Quarter of Section 27; thence along the East line of said Northeast Quarter, also being the centerline of Township Road No. 56, South $00^{\circ}40'20''$ East, a distance of 119.66 feet to a railroad spike reset marking the intersection of said East line with the centerline of County Road No. 313; thence along said centerline South $49^{\circ}05'10''$ West, a distance of 1149.95 feet to a nail set; thence parallel with said East line of the Northeast Quarter of Section 27, North $00^{\circ}40'20''$ West, a distance of 872.84 feet to a nail set on the North line of said Northeast Quarter and passing iron stakes set at 46.44 feet and 852.84 feet; thence along said North line, also being the centerline of County Road No. 26, South $90^{\circ}00'00''$ East, a distance of 877.85 feet to the point of beginning and containing 10.000 acres of land, more or less, subject however to all legal highways and prior easements of record.

Tract VI:

Situated in the Township of Union, County of Hancock and State of Ohio:

Being a part of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-seven (27), Township One (1) South, Range Nine (9) East, a tract of land bounded and described as follows:

Commencing at an iron pin found set marking the Northeast corner of Section 27; thence along the centerline of Township Road Number 56, south, a distance of 119.66 feet to a railroad spike found set on the intersection of Township Road Number 56 and County Road Number 313; thence along the centerline of County Road Number 313, South $49^{\circ}46'$ West a distance of 327.47 feet to a railroad spike set, being the principal point of beginning of the tract of land to be herein described; thence continuing along said centerline, South $49^{\circ}46'$ West, a distance of 384.55 feet to a point, thence South $40^{\circ}14'$ East, a distance of 230.00 feet to a point, and passing an iron found set at 30.00 feet; thence South $49^{\circ}46'$ West, a distance of 189.39 feet to an iron found set; thence South $40^{\circ}14'$ East, a

TITLE COMMITMENT

PART OF TRACT 2 + PART OF 3+4

OPINION OF TITLE

4

distance of 25.00 feet to an iron set; thence North 66°11'08" East, a distance of 331.69 feet to an iron set on the Southwest corner of Lot Number Three (3) of the Barber Subdivision; thence along the West line of Lots Numbers Two (2) and Three (3) of the Barber Subdivision, North, a distance of 396.00 feet to an iron found set; thence North 40°14' West, a distance of 46.44 feet to the principal point of beginning, and passing an iron set at 30.00 feet Southeast thereof, and containing 2.365 acres of land, more or less, subject however to all legal highways and prior easements of record.

Tract VII:

Situated in the Township of Union, County of Hancock and State of Ohio:

Being a part of the Northeast Quarter (¼) of Section Twenty-seven (27), Township One 91) South, Range Nine (9) East, a tract of land bounded and described as follows:

Commencing at an iron found set marking the Northeast corner of Section 27; thence along the centerline of Township Road Number Fifty-six (56), South, a distance of 119.66 feet to a railroad spike found set on the intersection of Township Road Number 56 and County Road Number 313; thence along the centerline of County Road Number 313, South 49°46' West, a distance of 1658.97 feet to a nail set, being the principal point of beginning of the tract of land to be herein conveyed; thence continuing along said centerline, South 49°46' West, a distance of 95.00 feet to a nail set; thence along the centerline of ditch, South 9°06'45" West, a distance of 189.06 feet to a point; thence continuing along said centerline, South 2°32'14" East, a distance of 144.92 feet to a point; thence North 49°46' East, a distance of 337.36 feet to an iron found set, and passing an iron set at 34.00 feet; thence North 40°14' West, a distance of 230.00 feet to the principal point of beginning, and passing an iron set at 30.00 feet Southeast thereof, and containing 1.178 acres of land, more or less, subject however to all legal highways.

Tract VIII

Situated in Union Township, County of Hancock, State of Ohio and being a part of the NE1/4 of Section 27, T1S, R9E, a tract of land bounded and described as follows:

TITLE COMMITMENT

PART OF TRACT 2 + PART OF 3+4

OPINION OF TITLE

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Commencing at an iron pin found marking the northeast corner of said NE1/4; thence along the North line of said NE1/4, N 88°35'50"W, a distance of 1541.86 feet to a P.K. Nail set; thence S 00°43'50"W, a distance of 527.01 feet to a 5/8" rebar set and being the principal point of beginning of the tract to be herein conveyed.

Thence S 89°16'10"E, a distance of 469.96 feet to a 5/8" Rebar set;

Thence S 00°43'50"W, a distance of 516.55 feet to a P.K. nail set on the centerline of County Road No. 313, (60' R/W) and passing a 5/8" Rebar set 39.18 feet North thereof;

Thence along said centerline of County Road No. 313, S 50°42'19"W, a distance of 613.71 feet to a P.K. Nail set;

Thence N 00°43'50"E, a distance of 911.24 feet to the principal point of beginning and passing a 5/8" Rebar set 39.18 feet;

Said tract containing 7.702 acres of land, more or less, of which 0.423 acres lies in the right-of-way of County Road No. 313 and subject to any prior easements of record.

Tract IX

Situated in Union Township, County of Hancock, State of Ohio and being a part of the NE1/4 of Section 27, T1S, R9E, a tract of land bounded and described as follows:

Beginning at a mag nail found on the north line of the NE1/4 of Section 27 and described as lying N 88°35'50"W, a distance of 877.86 feet from an iron pin found marking the Northeast corner of said NE1/4; said point of beginning also marking the Northwest corner of a tract of land previously conveyed in Deed Volume 589, Page 761 of the Hancock County Deed Records;

Thence from the above described point of beginning and along the west line of said tract, S 00°43'50"W, a distance of 872.86 feet to a mag nail found on the centerline of County Road No. 313, (60' R/W) and passing a 5/8" rebar set 39.18 feet north thereof; said nail marking the southwest corner of said tract;

TITLE COMMITMENT

PART OF TRACT 2 + PART OF 3+4

OPINION OF TITLE

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Thence along said centerline of County Road No. 313, S 50°42'19"W, a distance of 253.34 feet to a P.K. nail set;

Thence N 00°43'50"E, a distance of 516.55 feet to a 5/8" rebar set and passing a 5/8" Rebar set at 39.18 feet;

Thence N 89°16'10"W, a distance of 469.96 feet to a 5/8" Rebar set;

Thence N 00°43'50"E, a distance of 527.01 feet to a P.K. Nail set on said North line of the NE1/4 of Section 27 and passing a 5/8" Rebar set 20.00 feet south thereof;

Thence along said North line also being the centerline of County Road No. 26, (40' R/W), S 88°35'50"E, a distance of 664.00 feet to the point of beginning and containing 9.911 acres of land, more or less, of which 0.30 acres lies in the right-of-way of County Road No. 26 and 0.174 acres lies in the right-of-way of County Road No. 313 and subject to any prior easements of record.

Tract X.

Situated in Union Township, County of Hancock, State of Ohio and being a part of the NE ¼ of Section 23, T1S, R9E, a tract of land to be dedicated to Hancock County for Highway right of way, bounded and described as follows:

Beginning at a PK Nail found on the North Line of the NE ¼ of Section 27 and described as lying N 81° 35' 50" W, a distance of 1541.86 feet from an iron pin found marking the Northeast corner of said NE ¼, said point of beginning also marking the Northeast corner of the original 98.673 acre tract of land previously conveyed in Volume 2127, Page 86 of the Hancock County Official records from which the herein described tract is being dedicated;

Thence along the East line of said original 98.673 acre tract, S 90° 43' 50' W, a distance of 40.00 feet to a 5/8" Rebar set;

Thence parallel with the North line of said Northeast ¼ of Section 23, N 88° 35' 50" W, a distance of 300.00 feet to a 5/8" Rebar set;

TITLE COMMITMENT

PART OF TRACT 2 + PART OF 3+4

OPINION OF TITLE

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Thence at a right angle, N 01° 24' 16" E, a distance of 40.00 feet to a mag nail set on the North line of said Northeast ¼, also being the centerline of County Road No. 26;

Thence along the North line of said Northeast ¼ and the centerline of County Road No. 26, S 88° 35' 50" E, a distance of 299.53 feet to the point of beginning and containing 0.275 acres of land, more or less and subject to any prior easements of record.

Note: All bearings called are based on Ohio Grid State Plane Coordinates, North Zone. All distances called are ground distances.

Note: All 5/8" Rebars called as set are 30" long with an orange plastic cap stamped "VHHA" 4561.

Containing after said exceptions 98.399 acres, more or less.

Parcel No. 44-0001028651

Map No. 1909-270-00-001

NOTE: A NEW SURVY IS REQUIRED FOR THIS PARCEL

We hereby certify that in our opinion a good and merchantable title to the aforescribed premises is vested in the name of Kinder-Segen, LLC, (undivided 1/2 interest), as shown in Volume 2433, Page 215 of the Official Records of Hancock County, Ohio; Karl L. Rieman, Successor Trustee of the Teresa A. Rieman Living Trust dated October 19, 2001 (undivided 1/2 interest) as shown in Volume 2383, Page 1695 and Volume 2127, Page 69 of the Official Records of Hancock County, Ohio.

SUBJECT ONLY TO THE FOLLOWING:

REAL ESTATE TAXES AND ASSESSMENTS:

1. Real estate taxes and assessments, if any, for the first half of the year 2022, in the amount of \$1,069.53, are paid.
2. Real estate taxes and assessments, if any, for the last half of the year 2022, in the

TITLE COMMITMENT

PART OF TRACT 2 + PART OF 3+4

OPINION OF TITLE

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amount of \$1,069.53, are paid.

3. Real estate taxes and assessments, if any, for the year 2023 are a lien and have not yet been determined.

MORTGAGES:

1. None.

OTHER:

1. Any and all zoning regulations and/or zoning ordinances.
2. Right of Way from Orton V. Guin et al. to Sohio Pipe Line Company, a Delaware Corporation, dated February 27, 1946, filed for record May 18, 1946 at 11:06 AM in Volume 220, Page 214 of the Deed Records of Hancock County, Ohio.
3. Right of Way from O.V. Guin and Maud Guin and Russell V. Guin to Central Ohio Light & Power, dated March 4, 1937, filed for record March 15, 1937 at 1:56 PM in Volume 197, Page 85 of the Deed Records of Hancock County, Ohio.
4. Right of Way from O.V. Guin et al. to The Buckeye Pipe Line Company, dated November 14, 1940, filed for record January 21, 1941 3:34 PM in Volume 206, Page 509 of the Deed Records of Hancock County, Ohio.
5. Right of Way from Orton V. Guin et al to The Standard Oil Company, dated February 28, 1938, filed for record September 2, 1938 at 10:17 AM in Volume 202, Page 249 of the Deed Records of Hancock County, Ohio. Assigned from The Standard Oil Company, an Ohio Corporation to Inland Corporation, an Ohio Corporation, dated November 1, 1950, filed for record February 24, 1951, at 9:45 AM in Volume 238, Page 112 of the Deed Records of Hancock County, Ohio.
6. Channel Change from Delbert Guin et al. to Department of Highway, State of Ohio, dated June 7, 1932, filed for record September 7, 1932 at 1:27 PM in Volume 186, Page 413 of the Deed Records of Hancock County, Ohio.
7. Easement from Arthur R. Barber and Inez M. Barber, his wife to Ohio Power Company, dated February 4, 1964, filed for record February 25, 1964 at 11:10 A.M., in Volume 308, Page 227 of the Deed Records of Hancock County, Ohio.

TITLE COMMITMENT

PART OF TRACT 2 + PART OF 3+4

OPINION OF TITLE

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8. Oil & Gas Lease from Arthur R. Barber and Inez M. Barber to Glen Dial, Jr., dated March 11, 1964, filed for record June 15, 1964 at 1:30 P.M., in Volume 53, Page 415 of the Lease Records of Hancock County, Ohio.
9. Memorandum of Trust from Karl L. Rieman and Teresa A. Rieman, Trustees to Karl L. Rieman Living Trust, dated October 19, 2001, filed for record January 16, 2002 at 3:44 P.M., in Volume 2127, Page 83 of the Official Records of Hancock County, Ohio.
10. Memorandum of Trust from Teresa A. Rieman and Karl L. Rieman, Trustees to Teresa A. Rieman Living Trust, dated October 19, 2001, filed for record January 16, 2002 at 3:44 P.M., in Volume 2127, Page 66 of the Official Records of Hancock County, Ohio.
11. Agreement between Albert Guin and The Buckeye Stave Company,(to remove timber) dated May 28,1906, filed for record June 16, 1906, at 3:04 PM in Volume 27, Page 308, of the Lease Records of Hancock County, Ohio
12. Right of Way Easement from James Guin to The Buckeye Pipe Line Company, dated July 26, 1904, filed for record, December 4, 1918, at 8:45 AM in Volume 30, Page 381 of the Deed Records of Hancock County, Ohio.
13. Oil and Gas Lease from Karl L. Rieman and Teresa A. Rieman, husband and wife to Palladian Enterprises Inc., dated March 30, 1993, filed for record August 30, 1993, at 9:06 AM, in Volume 947, Page 276 of the Official Records of Hancock County, Ohio. Assigned from Palladian Enterprises Inc., to Meridian Oil Inc., dated October 14, 1994, filed for record December 20, 1994, at 11:02 AM in Volume 1122, Page 22 of the Official Records of Hancock County Ohio.

This Title Opinion is subject to the compliance with "Consumer Credit Protection," "Truth in Lending," or similar laws.

The above Opinion is made subject to the right of any person or persons in possession of said premises or who has or have any unpaid accounts for labor performed or material furnished within the time frame from this date as prescribed in the Ohio Mechanic's Lien Law as found in Chapter 1311 of the Ohio Revised Code, and to special taxes and assessments not shown by the County Treasurer's Records.

TITLE COMMITMENT

PART OF TRACT 2 + PART OF 3+4

OPINION OF TITLE

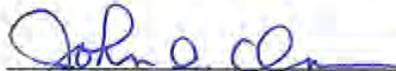
10

The above Opinion is based on a search in said County of the Records of the Recorder, Auditor, Treasurer, Probate Judge, Sheriff, and Clerk of Courts, and contains every instrument on record as revealed by the indexes constituting a lien against said premises.

This Opinion of Title covers the period of time of the past Forty (40) years and is made for the benefit of Karl Rieman Estate.

Dated at the City of Findlay, County of Hancock and State of Ohio, this 1st day of February, 2023 at 8:30 A.M.

ASSURED TITLE AGENCY INC.
301 South Main Street, 4th Floor
Findlay, Ohio 45840
(419) 423-0060



John D. Oman

JDO: csw

TITLE COMMITMENT

TRACT 3

OPINION OF TITLE

Re: Karl Rieman Estate
16608 TR 56
Bluffton, OH 45817

This is to certify that we have examined the title to the following described premises:

Situated in the Township of Union, County of Hancock and State of Ohio:

Being the Southeast Quarter (1/4) of Section Twenty-seven (27), Union Township, Hancock County, Ohio, and containing 160 acres, more or less, exception the following four tracts:

Tract I:

Beginning at a point on the Section line dividing Section 27 and 34 of said Union Township, said point being 26.30 feet West of the Southeast corner of said Section 27 and 150.0 feet right of Station 259 plus 57.75 in said centerline of Survey made by Department of Highways; thence North $88^{\circ} 07' 45''$ West along said Section line a distance of 487.89 feet to a point 150.00 feet left of Station 255 plus 72.93 in said centerline of Survey; thence Northeasterly on a curve bearing left and having a radius of 12127.67 feet, a distance of 655.99 feet to a point on the Section line dividing Section 27 and Section 26; said point being 150.00 feet left of Station 262 plus 37.09 in said centerline of Survey; thence South $1^{\circ} 39' 19''$ West along said Section line a distance of 387.93 feet to a point 150.00 feet right of Station 259 plus 91.12 in said centerline of Survey; thence Southwesterly and on a curve bearing right and having a radius of 12427.67 feet, a distance of 33.80 feet to the point of beginning, containing 2.18 acres more or less.

Also excepting in Tracts II and III land lying on the left and right sides of the centerline of a survey made by the Department of Highways and being located with the following described point in the boundary thereof:

Tract II:

Beginning at a point in the East line of said Section 27, said point being 409.16 feet North $1^{\circ} 39' 19''$ East of the Southeast corner of said Section

TITLE COMMITMENT

TRACT 3

OPINION OF TITLE

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27 and being 4.34 feet left of Station 101 plus 91.80 in said centerline of Survey; thence Southwesterly and on a curve bearing right and having a radius of 12127.67 feet, a distance of 96 feet to a point 77.72 feet left of Station 101 plus 30.38 in said centerline of Survey; thence North 5° 37' 52" East a distance of 771.07 feet to a point in the existing Westerly right of way line of Township Road Number 56, said point being 22.35 feet left of Station 109 plus 00 in said centerline of Survey; thence South 88° 45' 11" East a distance of 20 feet to a point in the East line of Section 27 said point being 2.35 feet left of Station 109 plus 00 in said centerline of Survey; thence South 1° 39' 19" West along said East line of Section 27 a distance of 724.93 feet to the point of beginning, containing 0.45 acres, more or less.

Tract III:

Beginning at the Southeastern corner of Section 27, said point being 166.56 feet right of Station 259 plus 78.00 in said centerline of Survey; thence North 52° 57' 26" East along Section line dividing Sections 27 and 34 a distance of 26.37 feet to a point 150.00 feet right of Station 259 plus 57.74 in said centerline of Survey; thence Northeasterly and on a curve bearing left and having a radius of 12427.67 feet, a distance of 33.80 feet to a point in the East line of Section 27, said point being 150.00 feet right of Station 259 plus 91.12 in said centerline of Survey; thence South 1° 39' 08" West along said East line of Section 27, a distance of 21.22 feet to the point of beginning, containing 0.0004 of an acre, more or less.

Tract IV.

Situated in the Township of Union, County of Hancock, State of Ohio and being a part of the SE ¼ of Section 27, Township 1 South, Range 9 East, a tract of land bounded and described as follows:

Beginning at an iron pin found marking the northeast corner of the SE ¼ of Section 27;

Thence along the East line of said SE ¼, also being the centerline of Township Road Number 56 (40' R/W), S 00° 00' 30" E, a distance of 467.00 feet to a PK Nail found;

Thence parallel with the North line of said SE ¼, N 89° 20' 00" W, a

TITLE COMMITMENT

TRACT 3

OPINION OF TITLE

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distance of 393.29 feet to an iron pin found, passing an iron pin found at 20.00 feet;

Thence parallel with the East line of said SE $\frac{1}{4}$, N 00° 00' 30" W, a distance of 467.00 feet to an iron pin found on the North line of said SE $\frac{1}{4}$;

Thence along the North line, S 89° 20' 00" E, a distance of 393.29 feet the point of beginning, passing an iron pin found 19.30 feet west thereof and containing 4.216 acres of land, more or less, of which 0.214 acres lie in the right of way of Township Road No. 56, subject however, to all legal highways and prior easements of record.

Parcel No. 44-0001029408

Map No. 1909-270-00-034

NOTE: A NEW SURVEY IS REQUIRED FOR THIS PARCEL

We hereby certify that in our opinion a good and merchantable title to the aforescribed premises is vested in the name of Kinder-Segen, LLC, an Ohio Limited Liability Company (undivided 1/2 interest) as shown in Volume 2433, Page 491 of the Official Records of Hancock County, Ohio; Karl L. Rieman, Successor Trustee of the Teresa A. Rieman Living Trust dated October 19, 2001 (undivided 1/2 interest) as shown in Volume 2383, Page 1695 and Volume 2127, Page 69 of the Official Records of Hancock County, Ohio.

SUBJECT ONLY TO THE FOLLOWING:

REAL ESTATE TAXES AND ASSESSMENTS:

1. Real estate taxes and assessments, if any, for the first half of the year 2022, in the amount of \$2,585.45, are paid.
2. Real estate taxes and assessments, if any, for the last half of the year 2022, in the amount of \$2,585.45, are paid.
3. Real estate taxes and assessments, if any, for the year 2023 are a lien and have not yet been determined.

TITLE COMMITMENT

TRACT 3

OPINION OF TITLE

MORTGAGES:

None.

OTHER:

1. Any and all zoning regulations and/or zoning ordinances.
2. Highway Easement from James A. Rieman, a married man and Karl L. Rieman, a married man to State of Ohio, dated February 16, 1962, filed for record May 18, 1962 at 1:12 PM in Volume 296, Page 540 of the Deed Records of Hancock County, Ohio.
3. Right of Way from Rieman Bros. by James A. Rieman to Hancock-Wood Electric Cooperative, Inc., dated November 6, 1962, filed for record April 11, 1963 at 10:25 AM in Volume 302, Page 553 of the Deed Records of Hancock County, Ohio.
4. Right of Way Easement from Karl L. Rieman and Teresa A. Rieman, husband and wife and James A. Rieman and Marjorie Rieman, husband and wife to The Ohio Telephone & Telegraph Company, dated October 27, 1964, filed for record May 24, 1965 at 4:20 PM in Volume 316, Page 310 of the Deed Records of Hancock County, Ohio.
5. Right of Way Easement from Karl L. Rieman to Hancock-Wood Electric Cooperative, Inc., dated February 20, 1970, filed for record December 27, 1971 at 2:25 PM in Volume 361, Page 189 of the Deed Records of Hancock County, Ohio.
6. Highway Easement from James A. Rieman, a married man, and Karl L. Rieman, a married man, to State of Ohio, filed in Volume 296, Page 541 of the Deed Records of Hancock County, Ohio.
7. Oil & Gas Lease from Karl L. Rieman and Teresa A. Rieman, husband and wife to Palladian Enterprises, Inc., dated March 30, 1993, filed for record August 30, 1993 at 9:06 A.M., in Volume 947, Page 276 of the Official Records of Hancock County, Ohio; assigned to Meridian Oil, Inc., dated October 14, 1994, filed for record December 20, 1994 at 11:02 A.M., in Volume 1122, Page 22 of the Official Records of Hancock County, Ohio.
8. Memorandum of Trust from Karl L. Rieman and Teresa A. Rieman, Trustees to Karl L. Rieman Living Trust, dated October 19, 2001, filed for record January 16, 2002 at 3:44 P.M., in Volume 2127, Page 83 of the Official Records of Hancock

TITLE COMMITMENT

TRACT 3

OPINION OF TITLE

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County, Ohio.

9. Memorandum of Trust from Teresa A. Rieman and Karl L. Rieman, Trustees to Teresa A. Rieman Living Trust, dated October 19, 2001, filed for record January 16, 2002 at 3:44 P.M., in Volume 2127, Page 66 of the Official Records of Hancock County, Ohio.
10. Easement to Sohio Pipeline Company, dated April 3, 1946, recorded in Volume 220, Page 88 of the Deed Records of Hancock County, Ohio.
11. Pipeline Easement to The Standard Oil Company of Ohio, dated December 6, 1954, recorded in Volume 248, Page 365 of the Deed Records of Hancock County, Ohio.
12. Easement to The Standard Oil Company of Ohio, dated March 2, 1938, recorded in Deed Volume 201, Page 567 of the Deed Records of Hancock County, Ohio and subsequently assigned to Inland Corporation.

This Title Opinion is subject to the compliance with "Consumer Credit Protection," "Truth in Lending," or similar laws.

The above Opinion is made subject to the right of any person or persons in possession of said premises or who has or have any unpaid accounts for labor performed or material furnished within the time frame from this date as prescribed in the Ohio Mechanic's Lien Law as found in Chapter 1311 of the Ohio Revised Code, and to special taxes and assessments not shown by the County Treasurer's Records.

The above Opinion is based on a search in said County of the Records of the Recorder, Auditor, Treasurer, Probate Judge, Sheriff, and Clerk of Courts, and contains every instrument on record as revealed by the indexes constituting a lien against said premises.

This Opinion of Title covers the period of time of the past Forty (40) years and is made for the benefit of Karl Rieman Estate.

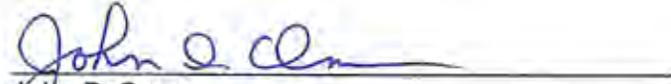
TITLE COMMITMENT

TRACT 3

OPINION OF TITLE

Dated at the City of Findlay, County of Hancock and State of Ohio, this 1st day of February, 2023, at 8:30 A.M.

ASSURED TITLE AGENCY, INC.
301 South Main Street, 4th Floor
Findlay, Ohio 45840
(419) 423-0060

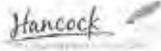


John D. Oman

JDO:csw

TITLE COMMITMENT

TRACT 5+6+11+12



Hancock County, OH



Parcel ID	440001012353	Alternate ID	190926000009000	Owner	KINDER-SEGEN LLC & TERESA A
Sec/Twp/Rng	n/a	ID		Address	RIEMAN LIV TRUST
Property	0 TOWNSHIP	Class	199 OTHER AGRICULTURAL USE WITH OUTBUILDINGS		16570 TOWNSHIP RD 56
Address	RD 56		"QUALIFIED FOR CURRENT USE VALUE"		BLUFFTON OH 45817
	BLUFFTON	Acreage	118.376		
District			44 Union Township - Cory-Rawson LSD		
Brief Tax Description			T15 R09 S26 PT SW1/4		
			(Note: Not to be used on legal documents)		

Date created: 2/1/2023
Last Data Uploaded: 1/31/2023 10:22:47 PM

Developed by Schneider
GEO SPATIAL

TITLE COMMITMENT

TRACT 5+6+11+12

OPINION OF TITLE

Re: Karl Rieman Estate
118.376 acres TR 56
Bluffton, OH 45817

This is to certify that we have examined the title to the following described premises:

Situated in Union Township, Hancock County and State of Ohio, to-wit:

And known as the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-six (26), Township One (1) South, Range Nine (9) East, containing 160 acres.

EXCEPT THE FOLLOWING THREE TRACTS:

Tract I:

Appropriated by the State of Ohio in Case No. 32590 and being described as follows:

Beginning at a point on the Section line dividing Sections Twenty-seven (27) and Twenty-six (26) said point being 409.16 feet North $01^{\circ}39'19''$ East of the Southwest corner of said Section 26 and 150.00 feet left of Station 262 plus 37.09 in said centerline of Survey; thence Northeasterly and along a curve bearing left and having a radius of 12127.67 feet a distance of 931.10 feet to a point 150.00 feet left of Station 271 plus 79.69 in said centerline of Survey; thence North $47^{\circ}20'00''$ East, a distance of 2340.79 feet to a point in the North property line of R. Lehr Green, said point being 150.00 feet left of Station 295 plus 20.48 in said centerline of Survey; thence South $87^{\circ}48'30''$ East along said North property line of R. Lehr Green, a distance of 294.17 feet to a point in the intersection between the North and East property line of R. Lehr Green, said point being 57.50 feet right of Station 297 plus 29.00 in said centerline of Survey; thence South $01^{\circ}54'31''$ West along the East property line of R. Lehr Green, a distance of 129.86 feet to a point 150.00 feet right of Station 296 plus 37.86 in said centerline of Survey; thence South $47^{\circ}20'00''$ West, a distance of 2458.17 feet to a point 150.00 feet right of Station 271 plus 79.69 in said centerline of Survey; thence Southwesterly and along a curve bearing right and having a radius of 12427.67 feet, a distance of 1203.09 feet to a point 150.00 feet right of Station 259 plus 91.12 in said centerline of Survey; thence North $01^{\circ}39'19''$ East along the Section line dividing said Section 27 and 26, a distance of 387.93 feet to the point of beginning, containing 24.14

TITLE COMMITMENT

TRACT 5+6+11+12

OPINION OF TITLE

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acres, more or less.

Tract II:

Being a part of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-six (26), Township One (1) South, Range Nine (9) East, a tract of land bounded and described as follows: Beginning at an iron stake in the East line of the Southwest Quarter of Section 26, and described as lying North $01^{\circ}38'45''$ East, a distance of 1644.45 feet from a stone marking the Southeast corner of the Southwest Quarter of Section 26; thence from the above described point of beginning and along the East line of said Southwest Quarter of Section 26, North $01^{\circ}38'45''$ East, a distance of 874.92 feet to an iron stake set in the southeasterly Limited Access Right-of-Way line of Interstate Highway Route No. 75; thence with said Limited Access Right-of-Way line, South $47^{\circ}20'$ West, a distance of 1252.45 feet to an iron stake; thence South $88^{\circ}21'15''$ East, a distance of 896.18 feet to the point of beginning and containing 9.000 acres of land more or less.

ALSO, an **easement** for the purpose of ingress and egress over and across a strip of land situated in the Southwest Quarter of Section 26, Township 1 South, Range 9 East, Union Township, Hancock County, Ohio and described as follows to-wit:

Beginning at the southeast corner of the Southwest Quarter of Section 26; thence with the East line of said Southwest Quarter, North $01^{\circ}38'45''$ East, a distance of 1644.45 feet to an iron stake; thence North $88^{\circ}21'15''$ West, a distance of 25.00 feet to an iron stake; thence parallel to the east line of said Southwest Quarter, South $01^{\circ}38'45''$ West a distance of 1644.49 feet to a point in the South line of said Southwest Quarter of Section 26; thence with said South line, being also the centerline of Township Road No. 25, South $88^{\circ}25'$ East, a distance of 25.00 feet to the point of beginning.

Tract III:

Situated in the Township of Union, County of Hancock and State of Ohio:

Being a part of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-six (26), together with a part of the Northwest Quarter of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-five (35), Township One (1) South, Range Nine (9) East, a tract of land bounded and described as follows:

TITLE COMMITMENT

TRACT 5+6+11+12

OPINION OF TITLE

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Beginning at a railroad spike marking the Southwest corner of the Southwest Quarter of Section 26; thence along the section line common to Section 26 and Section 35, South 88°23'11" East, a distance of 76.65 feet to an iron stake; thence into Section 35, South 07°21'25" West a distance of 103.47 feet to an iron stake; thence North 76°19'30" East, a distance of 390.46 feet to an iron stake in the section line common to Section 26 and Section 35; thence along said section line, South 88°23'11" East, a distance of 411.27 feet to a point; thence at right angles, North, 01°36'49" East, a distance of 773.15 feet to an iron stake in the southerly Limited Access Right-of-Way Line of Interstate Highway Route No. 75; said point also described as lying 150.00 feet right of station 271+15.76 in the centerline of survey of said Highway; thence southwesterly along said Limited Access Right-of-Way Line, along a curve to the right having a radius of 12,427.67 feet and a central angle of 05°14'54", a distance of 1138.38 feet to a point described as lying 150.00 feet right of station 259+91.12 in the centerline of survey of said highway and lying in the West line of the Southwest Quarter of Section 26; the chord of said curve bearing South 50°15'20" West, a distance of 1138.00 feet; thence with the West line of said Southwest Quarter of Section 26, South 01°39'19" West, a distance of 21.22 feet to the point of beginning and containing 8.066 acres of land, more or less, of which 7.633 acres lies in Section 26 and 0.433 acres lies in Section 35; said tract subject to all legal highways and prior easements.

PARCEL NO. 44-0001012353
MAP NO. 1909-260-00-009

NOTE: A NEW SURVEY IS REQUIRED FOR THIS PARCEL.

We hereby certify that in our opinion a good and merchantable title to the aforescribed premises is vested in the name of Kinder-Segen, LLC, (undivided 1/2 interest), as shown in Volume 2433, Page 215 of the Official Records of Hancock County, Ohio; Karl L. Rieman, Successor Trustee of the Teresa A. Rieman Living Trust dated October 19, 2001 (undivided 1/2 interest) as shown in Volume 2127, Page 69 and Volume 2383, Page 1695 of the Official Records of Hancock County, Ohio.

SUBJECT ONLY TO THE FOLLOWING:

REAL ESTATE TAXES AND ASSESSMENTS:

1. Real estate taxes and assessments, if any, for the first half of the year 2022, in the amount of \$1,553.93, are paid.

TITLE COMMITMENT

TRACT 5+6+11+12

OPINION OF TITLE

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2. Real estate taxes and assessments, if any, for the last half of the year 2022, in the amount of \$1,553.93, are paid.
3. Real estate taxes and assessments, if any, for the year 2023 are a lien and have not yet been determined.

MORTGAGES:

1. None.

OTHER:

1. Any and all zoning regulations and/or zoning ordinances.
2. Oil & Gas Lease from Karl L. Rieman and Teresa A. Rieman, husband and wife to Palladian Enterprises, Inc., dated March 30, 1993, filed for record August 30, 1993 at 9:06 AM in Volume 947, Page 276 of the Official Records of Hancock County, Ohio; assigned to Meridian Oil Inc., dated October 14, 1994, filed for record December 20, 1994 at 11:02 AM in Volume 1122, Page 22 of the Official Records of Hancock County, Ohio.
3. Lease from Karl L. Rieman and/or Teresa Rieman to National Advertising Company, dated August 29, 1972, filed for record October 4, 1972 at 10:50 AM in Volume 57, Page 189 of the Lease Records of Hancock County, Ohio.
4. Lease from Karl L. Rieman to National Advertising Company, dated July 23, 1970, filed for record September 25, 1970 at 2:25 PM in Volume 56, Page 363 of the Lease Records of Hancock County, Ohio.
5. Lease from Karl L. Rieman to Interstate Displays, Inc., dated June 26, 1970, filed for record June 26, 1970 at 12:10 PM in Volume 56, Page 323 of the Lease Records of Hancock County, Ohio.
6. Easement from Karl L. Rieman to Hancock-Wood Electric Cooperative, dated February 20, 1970, filed for record February 27, 1971 at 2:25 PM in Volume 361, Page 189 of the Deed Records of Hancock County, Ohio.
7. Memo of Ground Lease from Karl L. Rieman and Teresa A. Rieman, husband and wife to Unisite, Inc., a Delaware Corporation, dated April 27, 2000, filed for record

TITLE COMMITMENT

TRACT 5+6+11+12

OPINION OF TITLE

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November 15, 2000 at 10:26:55, in Volume 2000, Page 45 of the Official Records of Hancock County, Ohio. Assignment and assumption from Unisite, Inc., to Global Tower LLC, fka Global Tower Holdings, LLC, (not recorded) dated December 18, 2003. Assigned from Global Tower, LLC, a Delaware limited liability company to GTP Acquisition Partners II, LLC, a Delaware limited liability company, dated September 3, 2005, filed for record January 24, 2006, at 10:49 AM in Volume 2285, Page 860 of the Official Records of Hancock County, Ohio

Memorandum of Lease from Karl L. Rieman and Teresa A. Rieman, husband and wife to Unisite, Inc., dated July 1, 2001, filed for record October 23, 2001 at 11:28 A.M., in Volume 2115, Page 1842 of the Official Records of Hancock County, Ohio. Assigned from Karl L. Rieman and Teresa A. Rieman to Teresa A. Rieman and Karl L. Rieman Trustees or their successors in trust under the Teresa A. Rieman Living Trust dated October 19, 2001 and any amendments thereto, dated October 19, 2001, filed for record September 30, 2011, at 2:07 PM in Volume 2405, Page 1084 of the Official Records of Hancock County, Ohio.

Easement and Assignment from Karl L. Rieman, Trustee under the Teresa A. Rieman Living Trust dated October 19, 2001 and Kinder-Segen LLC, an Ohio limited liability company to GTP Acquisition Partners II, LLC, a Delaware limited liability company, dated October 21, 2016, filed for record December 22, 2016, at 11:51 AM in Volume 2511, Page 1329 of the Official Records of Hancock County, Ohio.

Mortgage Security Agreement and Assignment of Lease and Rents from GTP Acquisition Partners II, LLC, a Delaware limited liability company to JPMorgan Chase Bank N.A., as Indenture Trustee in the principal amount of [REDACTED], dated June 3, 2011, filed for record September 23, 2011 at 3:16 PM in Volume 2404, Page 2704 of the Official Records of Hancock County, Ohio.

First Amendment to Open-End Mortgage fixture refiling Security Agreement and Assignment of Lease and Rents from GTP Acquisition Partners II, LLC, a Delaware limited liability company to The Bank of New York Mellon as successor Indenture Trustee to JPMorgan Chase Bank, N.A., as Indenture Trustee, in the principal amount of [REDACTED], dated June 10, 2011, filed for record April 23, 2012, at 11:19 AM in Volume 2417, Page 686 of the Official Records of Hancock County, Ohio.

TITLE COMMITMENT

TRACT 5+6+11+12

OPINION OF TITLE

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8. Memorandum of Trust from Karl L. Rieman and Teresa A. Rieman, Trustees to Karl L. Rieman Living Trust, dated October 19, 2001, filed for record January 16, 2002 at 3:44 P.M., in Volume 2127, Page 83 of the Official Records of Hancock County, Ohio.
9. Memorandum of Trust from Teresa A. Rieman and Karl L. Rieman, Trustees to Teresa A. Rieman Living Trust, dated October 19, 2001, filed for record January 16, 2002 at 3:44 P.M., in Volume 2127, Page 66 of the Official Records of Hancock County, Ohio.
10. Subject to an Easement for Ingress and Egress as set forth in Deeds filed in Volume 363, Page 735 of the Deed Records of Hancock County, Ohio and in Volume 2127, Page 69, Volume 2127, Page 86, Volume 2383, Page 1695, Volume 2386, Page 2306 and Volume 2433, Page 215 of the Official Records of Hancock County, Ohio. (This Easement is on the East line of the above described property, South of I-75. It is shared with Lot No. 3 in the Deerefield Place Subdivision)
11. Restrictions, easements and conditions of record as shown in Volume 18, Page 32 of the Plat Records of Hancock County, Ohio and in Volume 1159, Page 253 of the Official Records of Hancock County, Ohio.

This Title Opinion is subject to the compliance with "Consumer Credit Protection," "Truth in Lending," or similar laws.

The above Opinion is made subject to the right of any person or persons in possession of said premises or who has or have any unpaid accounts for labor performed or material furnished within the time frame from this date as prescribed in the Ohio Mechanic's Lien Law as found in Chapter 1311 of the Ohio Revised Code, and to special taxes and assessments not shown by the County Treasurer's Records.

The above Opinion is based on a search in said County of the Records of the Recorder, Auditor, Treasurer, Probate Judge, Sheriff, and Clerk of Courts, and contains every instrument on record as revealed by the indexes constituting a lien against said premises.

TITLE COMMITMENT

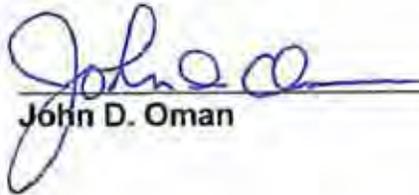
TRACT 5+6+11+12

OPINION OF TITLE

This Opinion of Title covers the period of time of the past Forty (40) years and is made for the benefit of Karl Rieman Estate.

Dated at the City of Findlay, County of Hancock and State of Ohio, this 1st day of February, 2023, at 8:30 A.M.

ASSURED TITLE AGENCY, INC.
301 South Main Street, 4th Floor
Findlay, Ohio 45840
(419) 423-0060



John D. Oman

JDO:csw

TITLE COMMITMENT

TRACT 7+ 9 and PART OF 8

OPINION OF TITLE

Re: Karl Rieman Estate
76 acres CR 26
Rawson, OH 45881

This is to certify that we have examined the title to the following described premises:

Situated in the Township of Union, County of Hancock and State of Ohio:

The West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-six (26), Township One (1) South, Range Nine (9) East, containing Eighty (80) acres of land, more or less, subject to all legal highways, LESS and EXCEPT a parcel of land of Four (4) acres, more or less, located in the North part of said West Half of the Northwest Quarter of Section 26, said EXCEPTED parcel being more fully described as follows:

Beginning at an iron stake found marking the Northwest corner of the Northwest Quarter of Section 26; thence along the North line of said Northwest Quarter, also being the centerline of County Road Number 26, South $89^{\circ}25'02''$ East, a distance of 417.42 feet to a railroad spike set and passing a railroad spike found at 136.75 feet on the centerline of County Road Number 313; thence parallel with the West line of the Northwest Quarter of Section 26, South $00^{\circ}24'38''$ West, a distance of 417.42 feet to an iron stake set; thence parallel with the North line of said Northwest Quarter, North $89^{\circ}25'02''$ West, a distance of 417.42 feet to a railroad spike set on the West line of said Northwest Quarter and passing an iron stake set 20.00 feet East thereof; thence along said West line, also being the centerline of Township Road Number 56, North $00^{\circ}24'38''$ East, a distance of 417.42 feet to the point of beginning and passing a railroad spike 119.66 feet South thereof on the centerline of County Road Number 313, said tract containing 4.000 acres of land, more or less, subject however to all legal highways and prior easements of record.

containing after said EXCEPTION Seventy-six (76) acres of land, more or less, subject to all legal highways.

PARCEL NO. 44-0000116750
MAP NO. 1909-260-00-008

TITLE COMMITMENT

TRACT 7+ 9 and PART OF 8

OPINION OF TITLE

We hereby certify that in our opinion a good and merchantable title to the aforescribed premises is vested in the name of Kinder-Segen, LLC, AN Ohio Limited Liability Company (undivided 1/2 interest), as shown in Volume 2433, Page 215 of the Official Records of Hancock County, Ohio; Karl L. Rieman, Successor Trustee of the Teresa A. Rieman Living Trust dated October 19, 2001 (undivided 1/2 interest) as shown in Volume 2383, Page 1695 and Volume 2127, Page 69 of the Official Records of Hancock County, Ohio.

SUBJECT ONLY TO THE FOLLOWING:

REAL ESTATE TAXES AND ASSESSMENTS:

1. Real estate taxes and assessments, if any, for the first half of the year 2022, in the amount of \$833.60, are paid.
2. Real estate taxes and assessments, if any, for the last half of the year 2022, in the amount of \$833.60, are paid.
3. Real estate taxes and assessments, if any, for the year 2023 are a lien and have not yet been determined.

MORTGAGES:

1. None.

OTHER:

1. Any and all zoning regulations and/or zoning ordinances.
2. Easement from Joseph O. Brown and Lucille M. Brown, husband and wife to Ohio Power company, dated August 29, 1966, filed for record September 29, 1966 at 10:01 AM in Volume 326, Page 5 of the Deed Records of Hancock County, Ohio.
3. Right of Way from Joseph O. Brown and Lucille M. Brown, husband and wife to The Standard Oil Company, dated December 1, 1954, filed for record January 7, 1955 at 9:35 AM in Volume 248, Page 359 of the Deed Records of Hancock County, Ohio; assigned to Inland Corporation, dated March 21, 1955, filed for record July 30, 1955 at 10:25 AM in Volume 248, Page 681 of the Deed Records of Hancock County, Ohio.

TITLE COMMITMENT

TRACT 7+ 9 and PART OF 8

OPINION OF TITLE

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4. Oil & Gas Lease from Karl L. Rieman and Teresa A. Rieman, husband and wife to Palladian Enterprises, Inc., dated March 30, 1993, filed for record August 30, 1993 at 9:06 AM in Volume 947, Page 276 of the Official Records of Hancock County, Ohio; assigned to Meridian Oil, Inc., dated October 14, 1994, filed for record December 20, 1994 at 11:02 AM in Volume 1122, Page 22 of the Official Records of Hancock County, Ohio.
5. Memorandum of Trust from Karl L. Rieman and Teresa A. Rieman, Trustees to Karl L. Rieman Living Trust, dated October 19, 2001, filed for record January 16, 2002 at 3:44 P.M., in Volume 2127, Page 83 of the Official Records of Hancock County, Ohio.
6. Memorandum of Trust from Teresa A. Rieman and Karl L. Rieman, Trustees to Teresa A. Rieman Living Trust, dated October 19, 2001, filed for record January 16, 2002 at 3:44 P.M., in Volume 2127, Page 66 of the Official Records of Hancock County, Ohio.

This Title Opinion is subject to the compliance with "Consumer Credit Protection," "Truth in Lending," or similar laws.

The above Opinion is made subject to the right of any person or persons in possession of said premises or who has or have any unpaid accounts for labor performed or material furnished within the time frame from this date as prescribed in the Ohio Mechanic's Lien Law as found in Chapter 1311 of the Ohio Revised Code, and to special taxes and assessments not shown by the County Treasurer's Records.

The above Opinion is based on a search in said County of the Records of the Recorder, Auditor, Treasurer, Probate Judge, Sheriff, and Clerk of Courts, and contains every instrument on record as revealed by the indexes constituting a lien against said premises.

This Opinion of Title covers the period of time of the past Forty (40) years and is made for the benefit of Karl Rieman Estate.

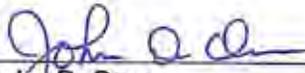
TITLE COMMITMENT

TRACT 7+ 9 and PART OF 8

OPINION OF TITLE

Dated at the City of Findlay, County of Hancock and State of Ohio, this 1st day of February, 2023 at 8:30 A.M.

ASSURED TITLE AGENCY, INC.
301 South Main Street, 4th Floor
Findlay, Ohio 45840
(419) 423-0060



John D. Oman

JDO:csw

TITLE COMMITMENT

TRACT PART OF 8+10

OPINION OF TITLE

Re: Karl Rieman Estate
119.83 acres CR 26
Rawson, Ohio 45881

This is to certify that we have examined the title to the following described premises:

Situated in the Township of Union, County of Hancock, State of Ohio, and being a part of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ and part of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 26, T1S, R9E, a tract of land bounded and described as follows:

Beginning at a railroad spike found marking the northeast corner of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 26;

Thence along the East line of the W $\frac{1}{2}$ of said NE $\frac{1}{4}$, S 00° 14' 15" E, a distance of 1112.32 feet to the northwesterly limited access right of way line of Interstate No. 75, referenced by an iron pin found 1.39 feet north thereof;

Thence along said northwesterly limited access right of way line, S 45° 28' 51" W, a distance of 2247.88 feet to an iron pin set on the south line of the NW $\frac{1}{4}$ of Section 26;

Thence along the south line of said NW $\frac{1}{4}$, S 89° 44' 17" W, a distance of 1039.46 feet to a wood post found marking the southwest corner of the E $\frac{1}{2}$ of said NW $\frac{1}{4}$;

Thence along the West line of the E $\frac{1}{2}$ of said NW $\frac{1}{4}$, N 00° 09' 28" W, a distance of 2293.26 feet to an iron pin found marking the Southwest corner of a 4.00 acre tract of land as described in Volume 1870, Page 198 of the Hancock County Deed Records;

Thence along the south line of said 4.00 acre tract, N 89° 50' 19" E, a distance of 448.12 feet to an iron pin found marking the southeast corner of said tract;

Thence along the east line of said 4.00 acre tract, N 00° 09' 28" W, a distance of 388.82 feet to a railroad spike found on the north line of said NW $\frac{1}{4}$;

Thence along the north line of said NW $\frac{1}{4}$, also being the centerline

TITLE COMMITMENT

TRACT PART OF 8+10

OPINION OF TITLE

of County Road No. 26 (40' R/W), N 89° 50' 19" E, a distance of 25.88 feet to a mag nail set marking the northwest corner of a 1.24 acre tract of land as described in Volume 988, Page 315 of the Hancock County Deed Records;

Thence along the west line of said 1.24 acre tract, S 00° 09' 41" East, a distance of 270.00 feet to an iron pin set marking the southwest corner of said tract;

Thence along the south line of said 1.24 acre tract, N 89° 50' 19" E, a distance of 200.00 feet to an iron pin set marking the southeast corner of said tract;

Thence along the east line of said 1.24 acre tract, N 00° 09' 41" W, a distance of 270.00 feet to a mag nail set on the north line of said NW $\frac{1}{4}$;

Thence along the north line of said NW $\frac{1}{4}$, also being the centerline of County Road No. 26 (40' R/W), N 89° 50' 19" E, a distance of 507.14 feet to a railroad spike found marking the northwest corner of a 1.500 acre tract of land as described in Volume 524, Page 992 of the Hancock County Deed Records;

Thence along the west line of said 1.500 acre tract, S 00° 28' 24" E, a distance of 275.90 feet (275.11 feet per deed) to the southwest corner of said 1.500 acre tract, also being the centerline of an open ditch, passing an iron pin found 17.00 feet north thereof;

Thence along the south line of said 1.500 acre tract, also being the centerline of an open ditch, N 68° 58' 32" E, a distance of 31.65 feet.

thence along the south line of said 1.500 acre tract, also being the centerline of an open ditch, S83°56'22"E, a distance of 54.55 feet;

thence along the south line of said 1.500 acre tract, also being the centerline of an open ditch, S50°24' 13"E, a distance of 171.85 feet;

thence along the south line of said 1.500 acre tract, also being the centerline of an open ditch, S70°39'00"E, a distance of 131.79 feet to the southeast corner of said 1.500 acre tract;

thence along the east line of said 1.500 acre tract and along the

TITLE COMMITMENT

TRACT PART OF 8+10

OPINION OF TITLE

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east line of a 1.150 acre tract of land as described in Volume 437, Page 407 of the Hancock County Deed Records, N00°19'08"W, a distance of 425.00 feet to a railroad spike found on the north line of said NE1/4, passing an iron pin found at 20.00 feet;

thence along the north line of said NE1/4, also being the centerline of County Road No. 26 (40' R/W), N89°40'52"E, a distance of 797.65 feet to a mag nail found marking a northwest corner of a 6.189 acre tract of land as described in OR 2299, Page 1301 of the Hancock County Official Records;

thence along a northwesterly line of said 6.189 acre tract, S23°39'44"W, a distance of 209.17 feet to an iron pin set;

thence along a northeasterly line of said 6.189 acre tract, N66°20'16"W, a distance of 83.59 feet to an iron pin set marking a northwesterly corner of said 6.189 acre tract;

thence along a northwesterly line of said 6.189 acre tract, S23°39'44"W, a distance of 640.60 feet to an iron pin found marking a southwesterly corner of said 6.189 acre tract;

thence along a southerly line of said 6.189 acre tract, S66°20'16"E, a distance of 400.00 feet to an iron pin found marking a southeasterly corner of said 6.189 acre tract;

thence along a southeasterly line of said 6.189 acre tract, N23°39'44"E, a distance of 640.60 feet to an iron pin set marking a northeasterly corner of said 6.189 acre tract;

thence along a northeasterly line of said 6.189 acre tract, N66°20'16"W, a distance of 256.41 feet to an iron pin set;

thence along a southeasterly line of said 6.189 acre tract, N23°39'44"E, a distance of 235.86 feet to a mag nail found on the north line of said NE1/4;

thence along the north line of said NE1/4, also being the centerline of County Road No. 26 (40' R/W), N89°40'52"E, a distance of 260.09 feet to the Point of BEGINNING, and containing 119.830 acres of land, more or less, of which 44.828 acres lie in said NE1/4, 0.486 acres lie in the right of way of County Road No. 26 in said NE1/4, 74.270 acres lie in said NW1/4, 0.246 acres lie in the right of way

TITLE COMMITMENT

TRACT PART OF 8+10

OPINION OF TITLE

of County Road No. 26 in said NW1/4, subject however to all legal highways and prior easements of record.

Parcel No. 44-0001028638
Map No. 1909-260-00-002

We hereby certify that in our opinion a good and merchantable title to the aforescribed premises is vested in the name of Kinder-Segen, LLC, an Ohio Limited Liability Company, (an undivided ½ interest), as shown in Volume 2433, Page 215 of the Official Records of Hancock County, Ohio.; Karl L. Rieman, Sole Trustee of the Teresa A. Rieman Living Trust dated October 19, 2001, (an undivided ½ interest), as shown in Volume 2387, Page 2455 of the Official Records of Hancock County, Ohio.

SUBJECT ONLY TO THE FOLLOWING:

REAL ESTATE TAXES AND ASSESSMENTS:

Parcel No. 44-0001028638

1. Real estate taxes and assessments, if any, for the first half of the year 2022, in the amount of \$1,022.25, are paid.
2. Real estate taxes and assessments, if any, for the last half of the year 2022, in the amount of \$1,022.25, are paid.
3. Real estate taxes and assessments, if any, for the year 2023 are a lien and have not yet been determined.

MORTGAGES:

1. Mortgage from Kinder-Segen, LLC, an Ohio Limited Liability Company and Karl L. Rieman, as Trustee of the Teresa A. Rieman Living Trust dated October 19, 2001 an Ohio Trust, to The Citizens National Bank of Bluffton in the principal amount of [REDACTED] dated January 23, 2015, filed for record February 4, 2015, at 2:10 PM in Volume 2474, Page 957 of the Official Records of Hancock County, Ohio.

TITLE COMMITMENT

TRACT PART OF 8+10

OPINION OF TITLE

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OTHER:

1. Any and all zoning regulations and/or zoning ordinances.
2. Subject to oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
3. Oil and Gas Lease from Andrew J. Nichols and Shirley A. Nichols, husband and wife to Palladian Enterprises, Inc. dated June 8, 1993, filed for record August 30, 1993 at 8:36 AM in Volume 947, Page 212 of the Official Records of Hancock County, Ohio. Assigned to Meridian Oil, Inc. dated October 14, 1994, filed for record December 20, 1994 at 11:06 AM in Volume 1122, Page 28 of the Official Records of Hancock County, Ohio.
4. Right of Way from Ralph W. Wise to Hancock-Wood Electric Cooperative dated May 17, 1956, filed for record March 7, 1958 at 4:30 PM in Volume 271, Page 534 of the Deed Records of Hancock County, Ohio.
5. Subject to Drainage Easements as set forth in Volume 414, Page 685 of the Deed Records of Hancock County, Ohio and in Volume 533, Page 731 of the Official Records of Hancock County, Ohio.

This Title Opinion is subject to the compliance with "Consumer Credit Protection," "Truth in Lending," or similar laws.

The above Opinion is made subject to the right of any person or persons in possession of said premises or who has or have any unpaid accounts for labor performed or material furnished within the time frame from this date as prescribed in the Ohio Mechanic's Lien Law as found in Chapter 1311 of the Ohio Revised Code, and to special taxes and assessments not shown by the County Treasurer's Records.

The above Opinion is based on a search in said County of the Records of the Recorder, Auditor, Treasurer, Probate Judge, Sheriff, and Clerk of Courts, and contains every instrument on record as revealed by the indexes constituting a lien against said premises.

TITLE COMMITMENT

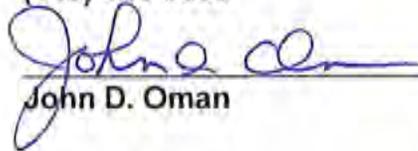
TRACT PART OF 8+10

OPINION OF TITLE

This Opinion of Title covers the period of time of the past Forty (40) years and is made for the benefit of The Karl Rieman Estate.

Dated at the City of Findlay, County of Hancock and State of Ohio, this 1st day of February, 2023, at 8:30 AM.

ASSURED TITLE AGENCY, INC.
301 South Main Street, 4th Floor
Findlay, Ohio 45840
(419) 423-0060



John D. Oman

JDO: csw

TITLE COMMITMENT

PART OF TRACT 13

OPINION OF TITLE

Re: Karl Rieman Estate
8.459 acres CR 26
Rawson, Ohio 45881

This is to certify that we have examined the title to the following described premises:

Situated in the Township of Union, County of Hancock, State of Ohio, and being a part of the W1/2 of the NE1/4 of Section 26, T1S, R9E, a tract of land bounded and described as follows:

BEGINNING at an iron pin set marking the intersection of the east line of the W1/2 of the NE1/4 of Section 26 with the southeasterly limited access right of way line of Interstate No. 75, described as lying, S00°14'15"E, a distance of 1531.36 feet from a railroad spike found marking the northeast corner of the W 1/2 of said NE 1/4;

thence along the east line of the W1/2 of said NE1/4, S00° 14' 15"E, a distance of 1149.71 feet to the southeast corner of the W1/2 of said NE1/4, referenced by an iron pin found south 0.58 feet;

thence along the south line of said NE1/4, S89°44'17"W, a distance of 1179.42 feet to an iron pin set on the southeasterly limited access right of way line of Interstate No. 75;

thence along the southeasterly limited access right of way line of Interstate No. 75, N45°28'51"E, a distance of 1647.43 feet to the Point of BEGINNING, and containing 15.565 acres of land, more or less, subject however to all prior easements of record.

LESS AND EXCEPT THE FOLLOWING PARCEL:

Situated in the Township of Union, County of Hancock, State of Ohio, and being a part of the W ½ of the NE ¼ of Section 26, T1S, R9E, a tract of land bounded and described as follows:

Commencing at a mag nail found marking the southeast corner of the NE ¼ of said Section 26;

Thence along the south line of said NE ¼ S89°44'17"W, a distance of

TITLE COMMITMENT

PART OF TRACT 13

OPINION OF TITLE

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1326.79 feet to an iron pin set marking the southeast corner of the W1/2 of the NE ¼ of said Section 26, said point also being the southeast corner of a 15.565 acre tract of land as described in OR 2433, Page 215, OR 2387, Page 2450, and OR 2387, Page 2455 of the Hancock County Official Records;

thence along the east line of the W1/2 of the NE ¼ of said Section 26 N00°14'15"W a distance of 504.84 feet to an iron pin set and being the Principle Point of beginning of the tract of land to be herein described;

thence from the above described Principle Point of Beginning, N87°30'37"W, a distance of 285.30 feet to an iron pin set;

thence S54°29'29"W a distance of 314.49 feet to an iron pin set;

thence S38°39'39"W a distance of 191.06 feet to an iron pin set;

thence S46°43'20"W a distance of 79.71 feet to an iron pin set;

thence parallel with the south line of the NE ¼ of said Section 26 S89°44'17"W a distance of 105.67 feet to an iron pin set;

thence N09°59'19"W a distance of 183.23 feet to an iron pin set on the southeasterly Limited Access Right of Way line of Interstate Route 75;

thence along said Limited Access Right of Way line N45°28'51"E, a distance of 1196.61 feet to an iron pin found marking the intersection of said Limited Access Right of Way line with the east line of the W1/2 of the NE ¼ of said Section 26;

thence along said east line S00°14'15"E, a distance of 644.87 feet to the Principle Point of Beginning, and containing 7.106 acres of land, more or less, subject however to all prior easements of record.

Hancock County Official Records, Teresa A. Rieman Living Trust, Karl L. Rieman, Trustee OR 2387, Page 2450, OR 2387, Page 2455, Kinder-Segen, LLC OR 2433, Page 215

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

TITLE COMMITMENT

PART OF TRACT 13

OPINION OF TITLE

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NOTE: This tract of land must be transferred to an adjoining property and cannot be transferred separate and apart without approval from the Hancock County Regional Planning Commission.

I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

Parcel No. 44-0001030684
Map No. 1909-260-00-002.002

We hereby certify that in our opinion a good and merchantable title to the aforescribed premises is vested in the name of Kinder-Segen, LLC, an Ohio Limited Liability Company, (an undivided ½ interest), as shown in Volume 2433, Page 215 of the Official Records of Hancock County, Ohio; Karl L. Rieman, Sole Trustee of the Teresa A. Rieman Living Trust dated October 19, 2001, (an undivided ½ interest), as shown in Volume 2387, Page 2455 of the Official Records of Hancock County, Ohio.

SUBJECT ONLY TO THE FOLLOWING:

REAL ESTATE TAXES AND ASSESSMENTS:

Parcel No. 44-000103684

1. Real estate taxes and assessments, if any, for the first half of the year 2022, in the amount of \$63.37, are paid.
2. Real estate taxes and assessments, if any, for the last half of the year 2022, in the amount of \$63.37, are paid.
3. Real estate taxes and assessments, if any, for the year 2023 are a lien and have not yet been determined.

MORTGAGES:

1. Mortgage from Kinder-Segen, LLC, an Ohio Limited Liability Company and Karl L. Rieman, as Trustee of the Teresa A. Rieman Living Trust dated October 19, 2001 an Ohio Trust, to The Citizens National Bank of Bluffton in the principal amount of [REDACTED], dated January 23, 2015, filed for record February 4, 2015, at 2:10 PM in Volume 2474, Page 957 of the Official Records of Hancock County, Ohio.

TITLE COMMITMENT

PART OF TRACT 13

OPINION OF TITLE

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OTHER:

1. Any and all zoning regulations and/or zoning ordinances.
2. Subject to oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
3. Oil and Gas Lease from Andrew J. Nichols and Shirley A. Nichols, husband and wife to Palladian Enterprises, Inc. dated June 8, 1993, filed for record August 30, 1993 at 8:36 AM in Volume 947, Page 212 of the Official Records of Hancock County, Ohio. Assigned to Meridian Oil, Inc. dated October 14, 1994, filed for record December 20, 1994 at 11:06 AM in Volume 1122, Page 28 of the Official Records of Hancock County, Ohio.
4. Right of Way from Ralph W. Wise to Hancock-Wood Electric Cooperative dated May 17, 1956, filed for record March 7, 1958 at 4:30 AM in Volume 271, Page 534 of the Deed Records of Hancock County, Ohio.

NOTE: This parcel will need to be attached to an adjacent parcel because it is land locked.

This Title Opinion is subject to the compliance with "Consumer Credit Protection," "Truth in Lending," or similar laws.

The above Opinion is made subject to the right of any person or persons in possession of said premises or who has or have any unpaid accounts for labor performed or material furnished within the time frame from this date as prescribed in the Ohio Mechanic's Lien Law as found in Chapter 1311 of the Ohio Revised Code, and to special taxes and assessments not shown by the County Treasurer's Records.

The above Opinion is based on a search in said County of the Records of the Recorder, Auditor, Treasurer, Probate Judge, Sheriff, and Clerk of Courts, and contains every instrument on record as revealed by the indexes constituting a lien against said premises.

TITLE COMMITMENT

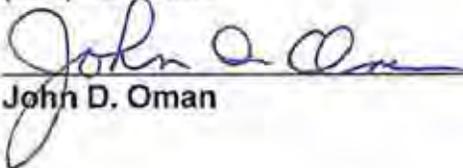
PART OF TRACT 13

OPINION OF TITLE

This Opinion of Title covers the period of time of the past Forty (40) years and is made for the benefit of The Karl Rieman Estate.

Dated at the City of Findlay, County of Hancock and State of Ohio, this 1st day of February, 2023, at 8:30 AM.

ASSURED TITLE AGENCY, INC.
301 South Main Street, 4th Floor
Findlay, Ohio 45840
(419) 423-0060



John D. Oman

JDO: csw

TITLE COMMITMENT

PART OF TRACT 13

OPINION OF TITLE

Re: Karl Rieman Estate
63.836 acres, Deerefield Lane
Rawson, OH 45881

This is to certify that we have examined the title to the following described premises:

Situated in the Township of Union, County of Hancock and State of Ohio;

Known as Lot No. 3 in Deerefield Place Subdivision, Union Township, Hancock County, Ohio.

Parcel No. 44-0001012358
Map No. 1909-260-00-013

We hereby certify that in our opinion a good and merchantable title to the aforescribed premises is vested in the name of Kinder-Segen, LLC, (undivided 1/2 interest), as shown in Volume 2433, Page 215 of the Official Records of Hancock County, Ohio; Karl L. Rieman, Successor Trustee of the Teresa A. Rieman Living Trust dated October 19, 2001 (undivided 1/2 interest) as shown in Volume 2383, Page 1695 and Volume 2127, Page 69 of the Official Records of Hancock County, Ohio.

SUBJECT ONLY TO THE FOLLOWING:

REAL ESTATE TAXES AND ASSESSMENTS:

1. Real estate taxes and assessments, if any, for the first half of the year 2022, in the amount of \$739.19, are paid.
2. Real estate taxes and assessments, if any, for the last half of the year 2022, in the amount of \$739.19, are paid.
3. Real estate taxes and assessments, if any, for the year 20123 are a lien and have not yet been determined.

MORTGAGES:

1. Mortgage from Kinder-Segen, LLC, an Ohio Limited Liability Company and

TITLE COMMITMENT

PART OF TRACT 13

OPINION OF TITLE

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Karl L. Rieman, as Trustee of the Teresa A. Rieman Living Trust dated October 19, 2001 an Ohio Trust, to The Citizens National Bank of Bluffton in the principal amount of [REDACTED], dated January 23, 2015, filed for record February 4, 2015, at 2:10 PM in Volume 2474, Page 957 of the Official Records of Hancock County, Ohio.

OTHER:

1. Any and all zoning regulations and/or zoning ordinances.
2. Subject to oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
3. Oil & Gas Lease from Carl M. Shearer and Elizabeth Shearer, husband and wife to McCarty & Coleman, dated February 24, 1953, filed for record March 18, 1953 at 2:00 PM in Volume 44, Page 395 of the Lease Records of Hancock County, Ohio.
4. Oil & Gas Lease from Karl L. Rieman and Teresa A. Rieman, husband and wife to Palladian Enterprises, Inc., dated March 30, 1993, filed for record August 30, 1993 at 9:06 AM in Volume 947, Page 276 of the Official Records of Hancock County, Ohio; assigned to Meridian Oil Inc., dated October 14, 1994, filed for record December 20, 1994 at 11:02 AM in Volume 1122, Page 22 of the Official Records of Hancock County, Ohio.
5. Easement from Karl L. Rieman to Hancock-Wood Electric Cooperative, dated February 20, 1970, filed for record December 27, 1971 at 2:25 PM in Volume 361, Page 189 of the Deed Records of Hancock County, Ohio.
6. Oil and Gas Lease between Carl M. Shearer and Elizabeth Shearer and Chief Drilling of Ohio, Inc. (Wm. J. Robinson) dated March 9, 1964, filed for record March 13, 1964 at 3:15 P.M. in Volume 51, Page 127 of the Lease Records of Hancock County, Ohio.
7. Restrictions, easements and conditions of record as shown in Volume 18, Page 32 of the Plat Records of Hancock County, Ohio, and Volume 1159, Page 253 of the Official Records of Hancock County, Ohio.
8. Subject to an Access Easement for Ingress and Egress running from, Township Rd 25 to a nine acre parcel as set forth in Volume 363, Page 735 of the Hancock County Deed Records and referenced in later deeds. The

TITLE COMMITMENT

PART OF TRACT 13

OPINION OF TITLE

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easement is across the western part of Lot No. 3.

This Title Opinion is subject to the compliance with "Consumer Credit Protection," "Truth in Lending," or similar laws.

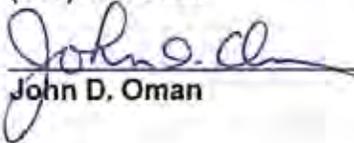
The above Opinion is made subject to the right of any person or persons in possession of said premises or who has or have any unpaid accounts for labor performed or material furnished within the time frame from this date as prescribed in the Ohio Mechanic's Lien Law as found in Chapter 1311 of the Ohio Revised Code, and to special taxes and assessments not shown by the County Treasurer's Records.

The above Opinion is based on a search in said County of the Records of the Recorder, Auditor, Treasurer, Probate Judge, Sheriff, and Clerk of Courts, and contains every instrument on record as revealed by the indexes constituting a lien against said premises.

This Opinion of Title covers the period of time of the past Forty (40) years and is made for the benefit of The Karl Riemann Estate.

Dated at the City of Findlay, County of Hancock and State of Ohio, this 1st day of February 2023, at 8:30 AM.

ASSURED TITLE AGENCY, INC
301 South Main Street, 4th Floor
Findlay, Ohio 45840
(419) 423-0060

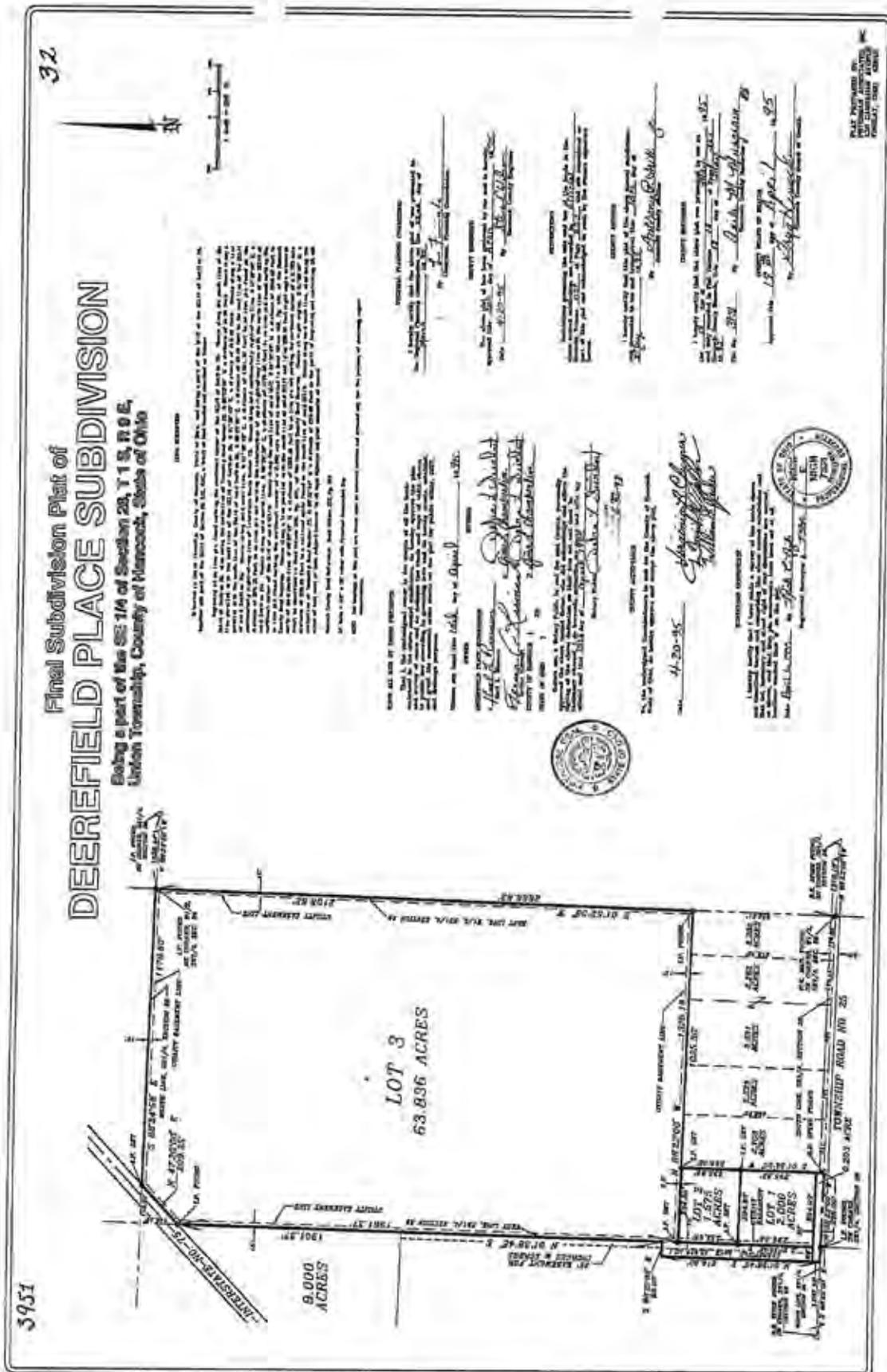


John D. Oman

JDO: CSW

TITLE COMMITMENT

PART OF TRACT 13



TITLE COMMITMENT

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3952

VOL. 1159 PAGE 253

DECLARATION AND RESTRICTIONS AND CONDITIONS AFFECTING
DEERFIELD PLACE SUBDIVISION IN THE
TOWNSHIP OF UNION, COUNTY OF HANCOCK, STATE OF OHIO

In the Matter of Restrictions and Conditions affecting
Lots One (1), Two (2) and Three (3) in the Deerfield Place
Subdivision, which Subdivision is located in the Southeast Quarter
(1/4) of Section Twenty-six (26), Township One (1) South, Range
Nine (9) East, Union Township, Hancock County, Ohio.

WHEREAS, the undersigned are the record owners, in fee
simple, of the above described Lots in Deerfield Place
Subdivision, in Union Township, Hancock County, Ohio, and

WHEREAS, it is desirable that reasonable Restrictions
upon the manner of the use, improvement and enjoyment of Lots
Number One and Two by all of the undersigned owners, or their
vondees, grantees, devisees, tenants or occupants, who shall
hereafter become purchasers, owners, tenants or occupants thereof,
be imposed upon said premises, and,

WHEREAS, the undersigned desire and intend the
development of said Lots One and Two in the Deerfield Place
Subdivision, as a desirable residential district, architectural,
harmonious and artistic, and

WHEREAS, the undersigned desire and intend at this time
that Lot Number Three shall not be subject to the within
Restrictions. In the event the undersigned in the future desire to
develop a part of or all of Lot Number Three as a residential
district, then the undersigned desires the option to subject any
part of or all of Lot Number Three to these Restrictions.

NOW, THEREFORE, for and in consideration of the premises
and for the mutual benefit and protection of said undersigned
owners of said Lot Number One and Lot Number Two, and of each and
every person or persons who shall become the owners of any interest
in and to Lots Number One and Two, or any part of said Lots Number
One and Two, the following Restrictions are hereby imposed upon the
ownership, use, improvement and enjoyment of any interest in and to
Lots Number One and Two, and shall be binding upon all of the
owners of any interest in and to the above described Lots Number
One and Two, their grantees, heirs, executors, administrators,

TITLE COMMITMENT

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DECLARATION AND RESTRICTIONS AND CONDITIONS AFFECTING DEERFIELD PLACE SUBDIVISION IN THE TOWNSHIP OF UNION, COUNTY OF HANCOCK, STATE OF OHIO - PAGE 2

successors and assigns, in the following manner, to wit:

ITEM 1. Lots Number One and Two shall be used for residential purposes only and shall be known and described as residential Lots and no structures shall be placed or be permitted to remain on any of said Lots, other than a single family dwelling not to exceed two (2) stories in height, a private garage for not more than three (3) cars, and other miscellaneous outbuildings. However, a recreational pond constructed on a part or all of a Lot shall be of permitted use under these Restrictions.

ITEM 2. The body of said dwelling or private garage shall not be erected nearer than Fifty (50) feet to the front lot line of Lot One. All measurements for locating buildings away from the front lot line of Lot Number One shall be taken from the South lot line of Lot Number One. No building shall be nearer than twenty (20) feet to the lot line on the side of said Lot.

ITEM 3. No trade or business activity shall be conducted, permitted, or carried on upon any Lot or in any residence located on any of said Lots, nor shall any livestock, other than household pets, be kept or anything be done thereon which may be or might become a nuisance to any Lot owners or residents. No advertising sign, billboard or other advertising device shall be erected, placed or suffered to remain upon said Lots, excepting as set forth in Item 8 below, nor shall the premises be used in any way or for any purpose which may endanger the health of, or unreasonably disturb the quiet of any holder of any adjoining or adjacent Lot.

No garbage container or trash container shall be placed in front of or along side of any house or garage erected on any of said Lots.

No boat, house trailer, or trailer of any sort shall be parked on any of said Lots for more than ten (10) days in any sixty (60) day period, regardless of whether or not the Lot is vacant or a building has been erected thereon.

TITLE COMMITMENT

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DECLARATION AND RESTRICTIONS AND CONDITIONS AFFECTING DEERFIELD PLACE SUBDIVISION IN THE TOWNSHIP OF UNION, COUNTY OF HANCOCK, STATE OF OHIO - PAGE 3

No truck in excess of four (4) tons shall be parked upon or adjacent to these parcels unless said truck is being used in construction on the parcel or moving household possessions.

ITEM 4. No fence in excess of 6 1/2 feet in height shall be erected on said Lots. No chain link fence shall be erected and no privacy fence shall be erected between the house and a public roadway.

ITEM 5. The construction of any dwelling on any of said Lots must be fully completed within a reasonable length of time from the starting date, with the maximum time allowable being one (1) year.

ITEM 6. The ground floor area of the main structure of a single floor dwelling erected on any of said Lots, exclusive of one story open porches and garage, shall be not less than 1,700 square feet. Dwellings with two or more floors, such as two-story houses, tri-level or bi-level houses, shall have a combined living floor space of at least 1,900 square feet, obtained by adding the living floor area of the different levels.

ITEM 7. No trailer, basement, tent, shack, garage, barn or other similar outbuilding or structure erected shall at any time be used as a residence, temporarily or permanently, nor shall any other structure of a temporary nature be used as a residence.

ITEM 8. No signs of any nature or kind shall be erected, posted or otherwise displayed on or about any Lot, except during construction, and except that a realtor's sale sign may be placed thereon in the process of selling the premises.

ITEM 9. No farm drainage tile transversing any parcel shall be tied into, cut or otherwise disturbed, unless the farm drainage tile is repaired and/or replaced in such a manner as to not impede the flow of water.

THESE RESTRICTIONS SHALL NOT BE APPLICABLE TO LOT NUMBER THREE. PROVIDED, HOWEVER, IN THE EVENT THE UNDERSIGNED ELECTS TO DEVELOP AS A RESIDENTIAL DISTRICT A PART OR ALL OF LOT NUMBER THREE

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DECLARATION AND RESTRICTIONS AND CONDITIONS AFFECTING DEEREFIELD PLACE SUBDIVISION IN THE TOWNSHIP OF UNION, COUNTY OF HANCOCK, STATE OF OHIO - PAGE 4

IN THE DEEREFIELD PLACE SUBDIVISION, THEN THE ABOVE RESTRICTIONS MAY BE APPLICABLE TO LOT NUMBER THREE OR ANY PART THEREOF BY THE UNDERSIGNED FILING WITH THE RECORDER OF HANCOCK COUNTY, OHIO, A WRITTEN INSTRUMENT EXPRESSING THEIR INTENT THAT THESE RESTRICTIONS SHALL BE SO APPLICABLE.

The hereinabove enumerated Restrictions, rights, reservations, limitations, Covenants and conditions, being Items 1 through 9, shall be deemed as Covenants and not as conditions, and shall run with the land so covered and shall bind all the grantees, their heirs, devisees, successors and assigns, who may hereafter purchase Lots Number One or Two in the Deerefield Place Subdivision from any or all of the undersigned owners for a period of thirty (30) years from the date of the execution hereof, at which time the said Covenants shall automatically be extended for a successive period of ten (10) years unless by a majority of the owners of the Lots affected hereby agree to change or abandon all or any part of said Covenants.

Invalidation of any of the Covenants contained herein or in any other manner shall in no way affect any of the other Covenants contained herein which shall remain in full force and effect.

If the parties hereto, or any of them or their grantees, heirs, successors or assigns, shall violate or attempt to violate any of the Covenants or Restrictions contained herein while said Covenants or Restrictions are in full force and effect, it shall be lawful for any person or persons, corporation or other legal entity owning any interest in any of the premises hereinabove described, to prosecute any proceedings at law or action against the person or persons, corporation or other legal entity so violating or attempting to violate any such Covenants or Restrictions and to prevent him, them or it from so doing or to recover damages for such violation.

So long as Karl E. Riegan and Teresa Riegan, or either

TITLE COMMITMENT

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DECLARATION AND RESTRICTIONS AND CONDITIONS AFFECTING DEERFIELD PLACE SUBDIVISION IN THE TOWNSHIP OF UNION, COUNTY OF HANCOCK, STATE OF OHIO - PAGE 5

one of them is the owner of any one of Lots Number One, Two or Three, they (he or she) reserve the right to waive, change or cancel any or all of the above provisions contained herein as to all of the Lots, if in their judgment the development, or lack of development, warrants a change or changes, or if, in their judgment, the ends and purposes of this Declaration would be better served.

These Restrictions may be amended, added to, repealed or superseded by the affirmative vote of three-fourths (3/4) of the owners of Lots.

IN WITNESS WHEREOF, Karl L. Rieman and Teresa Rieman have hereunto set their hand at Findlay, Ohio, this 18 day of May, 1995.

Signed in the Presence of:

David P. Kuenzli
DAVID P. KUENZLI
CINDA H. STORCK
CINDA H. STORCK

Karl L. Rieman
Karl L. Rieman
Teresa Rieman
Teresa Rieman

STATE OF OHIO)
HANCOCK COUNTY,) ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Karl L. Rieman and Teresa Rieman, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Findlay, Ohio, this 18 day of May, 1995.



David P. Kuenzli
Notary Public

THIS INSTRUMENT PREPARED BY
DRAKE, PHILLIPS, KUENZLI & CLARK,
ATTORNEYS, FINDLAY, OHIO DPK-RE:lmw/4
rieman.res

FILED AND RECORDED
May 18 1995
AT 2:57 O'CLOCK P.M.
IN VOL. 1159 PAGE 257
ARHITA M. MUISGRAVE
RECORDER, HANCOCK CO., OHIO
FEE \$ 26.00 PAID
RS

TITLE COMMITMENT

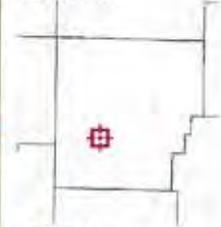
TRACT 14



Hancock County, OH



Overview



Legend

- RowDims
- Parcels
- Parcel Numbers
- Road Centerlines
- Corporate Limits
- Low Level
- Landhooks
- Lot Lines
- Blocks
- MiscText

Parcel ID 190001001646 Alternate ID 191020000010000
Sec/Twp/Rng n/a
Property 0 COUNTY RD Class 110 AGRICULTURAL VACANT LAND "QUALIFIED FOR
Address 26 CURRENT AGRICULTURAL USE VALUE"
JENERA Acreage 33.99
District 19 Eagle Township - Cory-Rawson LSD
Brief Tax Description T1S R10 S20 W PT S1/2 SW1/4
(Note: Not to be used on legal documents)

Owner KINDER-SEGEN LLC & TERESA A
Address RIEMAN LIV TRUST
16570 TOWNSHIP RD 56
BLUFFTON OH 45817

Date created: 4/4/2023
Last Data Uploaded: 4/4/2023 8:06:36 AM

Developed by Schneider
GEOSPATIAL

TITLE COMMITMENT

TRACT 14

OPINION OF TITLE

Re: Karl Rieman Estate
33.99 acres CR 26
Jenera, OH 45841

This is to certify that we have examined the title to the following described premises:

Situated in the Township of Eagle, County of Hancock and State of Ohio:

The North half of the South half of the Southwest quarter (N 1/2 S 1/2 SW 1/4) of Section Twenty (20) Township 1 South, Range 10 East, containing 40 acres of land, be the same more or less, but subject to all legal highways.

Also the South half of the South half of the Southwest quarter (S 1/2 S 1/2 SW 1/4) of Section Twenty (20) Township 1 South, Range 10 East, containing 40 acres of land, be the same more or less, but subject to all legal highways.

LESS AND EXCEPT THE FOLLOWING

A tract of land located in and being a part of the Southwest (SW) Quarter (1/4) of Section Twenty (20), T-1-S, R-10-E, Eagle Township, Hancock County, State of Ohio, being 46.38778 acres of land out of the lands of Karl L. Rieman and Teresa A. Rieman who claim title by deed of reference in Deed Volume 375, Page 493 of the records of the Hancock County Recorder's Office and being more particularly described as follows:

Beginning at a railroad spike (found) at the Southwest corner of the aforesaid Section 20; thence South 85°00'03" East, with the division line between sections 20 and 29, a distance of 715.38 feet to a railroad spike (set) in said line for a corner and the True Place of Beginning of the lands herein described; thence leaving the said section line and across the lands of the Grantors herein and with the centerline of the Tiderishi Ditch and the meanderings thereof the following seventeen (17) Bearings and Distances:

- 1) North 50°01'37" East 17.96 feet;
- 2) North 28°39'36" East 45.31 feet;
- 3) North 49°09'54" East 135.15 feet;
- 4) North 26°47'18" East 157.39 feet;
- 5) North 53°23'20" East 70.50 feet;

TITLE COMMITMENT

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OPINION OF TITLE

6) North 35°21'29" East 136.49 feet;
7) North 45°08'17" East 92.28 feet;
8) North 33°34'27" East 112.31 feet;
9) North 26°34'49" East 166.99 feet;
10) North 18°41'19" East 342.40 feet;
11) North 70°14'26" East 124.79 feet;
12) North 74°08'47" East 59.13 feet;
13) South 75°43'12" East 61.16 feet;
14) North 71°55'02" East 55.15 feet;
15) North 26°22'53" East 31.78 feet;
16) North 17°21'48" East 47.30 feet;
17) North 20°12'01" East 48.99 feet to an iron pipe (set) in the North line of the lands of the Grantors herein and the South line of a tract of land belonging to Louis J. Heldman who claims title by deeds of record in Deed Volume 249, Page 374 and Deed Volume 247, Page 198 of the records of the Hancock County Recorder's Office; thence South 84°59'12" East, with the division line between said lands as occupied, a distance of 1053.24 feet to a rotted cedar post found for a corner, no other evidence of a corner having been found; thence South 4°50'34" West, with the east line of the lands of the Grantors herein and the west line of the lands of Emma E. Steinman who claims title by deed of record in Deed Volume 209, Page 288 both of the records of the Hancock County Recorder's Office, a distance of 1326.89 feet to a stone (found) for a corner at the Southeast corner of the Southwest Quarter of Section Twenty (20); thence North 85°00'03" West with the aforesaid section line between sections 20 and 29, a distance of 1931.93 feet to the place of beginning containing 46.38778 acres of land subject to the rights of all legal roads and easements of record.

PARCEL NO. 19-0001001646
MAP NO. 1910-200-00-010

We hereby certify that in our opinion a good and merchantable title to the aforescribed premises is vested in the name of Kinder-Segen, LLC, (an undivided 1/2 interest), as shown in Volume 2433, Page 215 of the Official Records of Hancock County, Ohio;; Karl L. Rieman, Successor Trustee of the Teresa A. Rieman Living Trust dated October 19, 2001 (an undivided 1/2 interest) as shown in Volume 2127, Page 69 and Volume 2383, Page 1695 of the Official Records of Hancock County, Ohio.

SUBJECT ONLY TO THE FOLLOWING:

TITLE COMMITMENT

TRACT 14

OPINION OF TITLE

3

REAL ESTATE TAXES AND ASSESSMENTS:

1. Real estate taxes and assessments, if any, for the first half of the year 2022, in the amount of \$371.57, are paid.
2. Real estate taxes and assessments, if any, for the last half of the year 2022, in the amount of \$371.57, are paid.
3. Real estate taxes and assessments, if any, for the year 2023 are a lien and have not yet been determined.

MORTGAGES:

1. None.

OTHER:

1. Any and all zoning regulations and/or zoning ordinances.
2. Easement from H. W. Sterling and Dela G. Sterling to Ohio Power Company, dated January 29, 1937, filed for record February 8, 1937 at 12:13 PM, in Volume 195, Page 591 of the Deed Records of Hancock County, Ohio.
3. Easement from Henry Warren Sterling and Dela G. Sterling to Hancock-Wood Electric, dated January 18, 1939, filed for record September 20, 1956 at 3:50 PM, in Volume 262, Page 181 of the Deed Records of Hancock County, Ohio.
4. Memorandum of Trust from Karl L. Rieman and Teresa A. Rieman, Trustees to Karl L. Rieman Living Trust, dated October 19, 2001, filed for record January 16, 2002 at 3:44 P.M., in Volume 2127, Page 83 of the Official Records of Hancock County, Ohio.
5. Memorandum of Trust from Teresa A. Rieman and Karl L. Rieman, Trustees to Teresa A. Rieman Living Trust, dated October 19, 2001, filed for record January 16, 2002 at 3:44 P.M., in Volume 2127, Page 66 of the Official Records of Hancock County, Ohio.

This Title Opinion is subject to the compliance with "Consumer Credit

TITLE COMMITMENT

TRACT 14

OPINION OF TITLE

Protection," "Truth in Lending," or similar laws.

The above Opinion is made subject to the right of any person or persons in possession of said premises or who has or have any unpaid accounts for labor performed or material furnished within the time frame from this date as prescribed in the Ohio Mechanic's Lien Law as found in Chapter 1311 of the Ohio Revised Code, and to special taxes and assessments not shown by the County Treasurer's Records.

The above Opinion is based on a search in said County of the Records of the Recorder, Auditor, Treasurer, Probate Judge, Sheriff, and Clerk of Courts, and contains every instrument on record as revealed by the indexes constituting a lien against said premises.

This Opinion of Title covers the period of time of the past Forty (40) years and is made for the benefit of Karl Rieman Estate.

Dated at the City of Findlay, County of Hancock and State of Ohio, this 1st day of February, 2023 at 8:30 A.M.

ASSURED TITLE AGENCY, INC.
301 South Main Street, 4th Floor
Findlay, Ohio 45840
(419) 423-0060



John D. Oman

JDO:csw



PHOTOS

PHOTOS



PHOTOS



PHOTOS



TRACTS 3-4 & 5-7



TRACTS 3-8

PHOTOS



TRACTS 5 & 6



TRACTS 5, 7 & 8

PHOTOS



PHOTOS



TRACTS 11-13



TRACT 12



TRACTS 12 & 13



SCHRADER REAL ESTATE & AUCTION CO., INC.
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260-244-7606 or 800-451-2709
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