

# OHIO LAND AUCTION

Circleville, Ohio | Pickaway County

# 180<sup>±</sup> Acres

Offered in 6 Tracts

*The Estate of Clarence Brown Jr.*

- Productive Tillable Land
- Rural Home and Out Buildings with 7.3<sup>±</sup> Acres
- West Fall School District
- Investigate the Income Potential

- 28 miles south of Columbus, OH
- 13 miles east of Mt. Sterling, OH
- 6 miles west of Circleville, OH

 **SCHRADER**  
Real Estate and Auction Company, Inc.

[www.schraderauction.com](http://www.schraderauction.com)

**800-451-2709**

## WEDNESDAY, AUGUST 28 • 6PM

Held at the Mt. Sterling Community Center - Mt. Sterling, OH

# INFORMATION BOOKLET

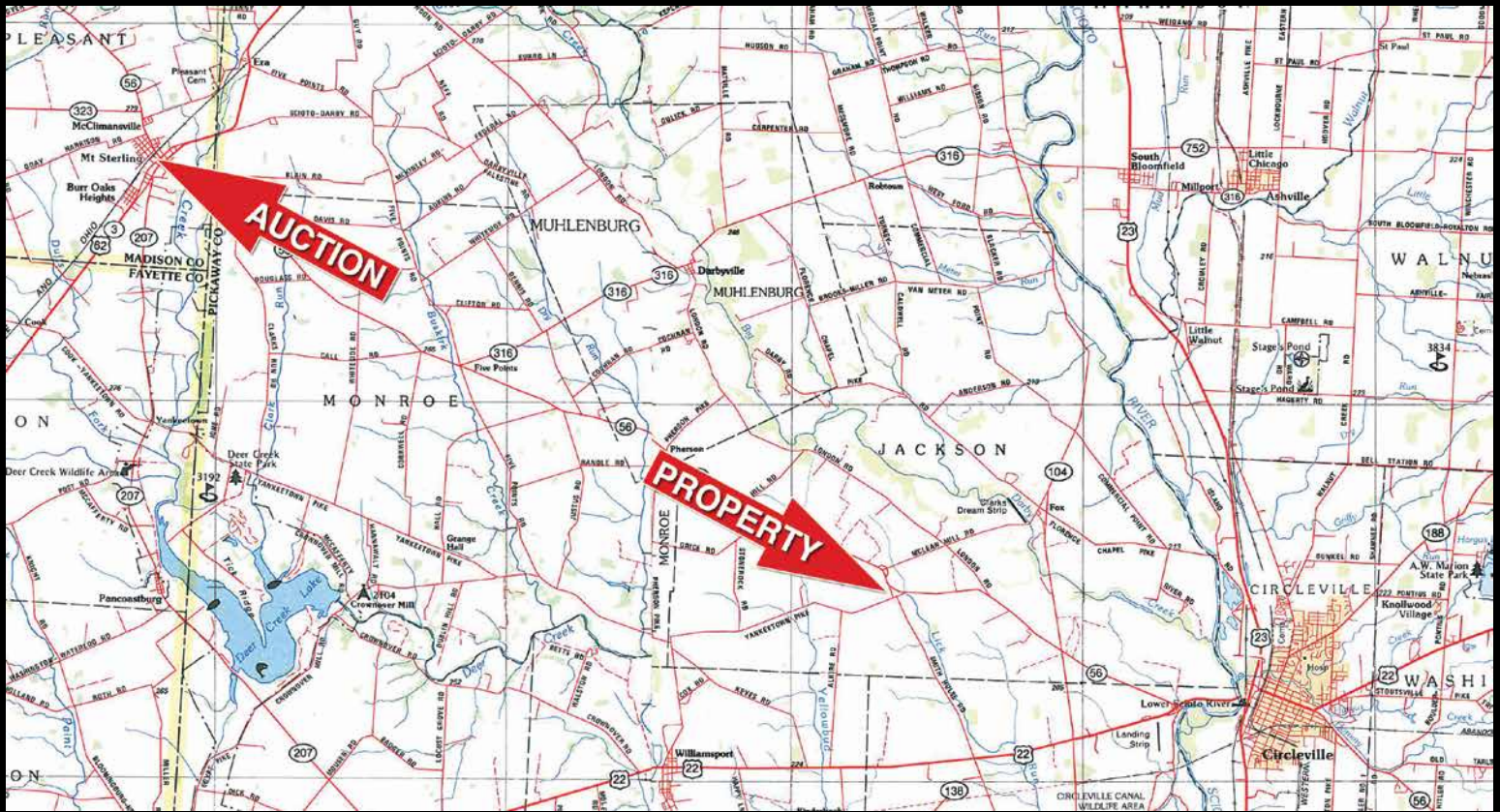


## DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do thier own due diligence. Schrader Auction Company assumes no liability for the information provided.



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



**AUCTION LOCATION:** Mt. Sterling Community Center – 164 E. Main Street, Mt. Sterling, OH 43143. From the intersection of US 62 and SR 56, travel north on W. Main Street for .3 mile and turn left at Veterans Field Park.

**DIRECTIONS TO PROPERTY: 5310 W. SR 56, Circleville, OH 43113.** From intersection of SR 56 and SR 22 near Circleville, travel west on SR 56 for 4.5 miles to the property on both sides of road. Watch for signs. From Mt. Sterling, OH, travel east on SR 56 for 13.5 miles to the property on both sides of road. Watch for signs.

**INSPECTION DATES:**  
**Saturday, August 3<sup>rd</sup> • 10 am-noon**  
**Thursday, August 15<sup>th</sup> • 5-7pm**  
Meet a Schrader Representative  
at the Home on Tract #4

**AUCTION MANAGERS:** Nick Cummings 740-572-0756  
& Dale Evans 260-894-0458





**TRACT 3**



**TRACT 4**



**TRACT 5**

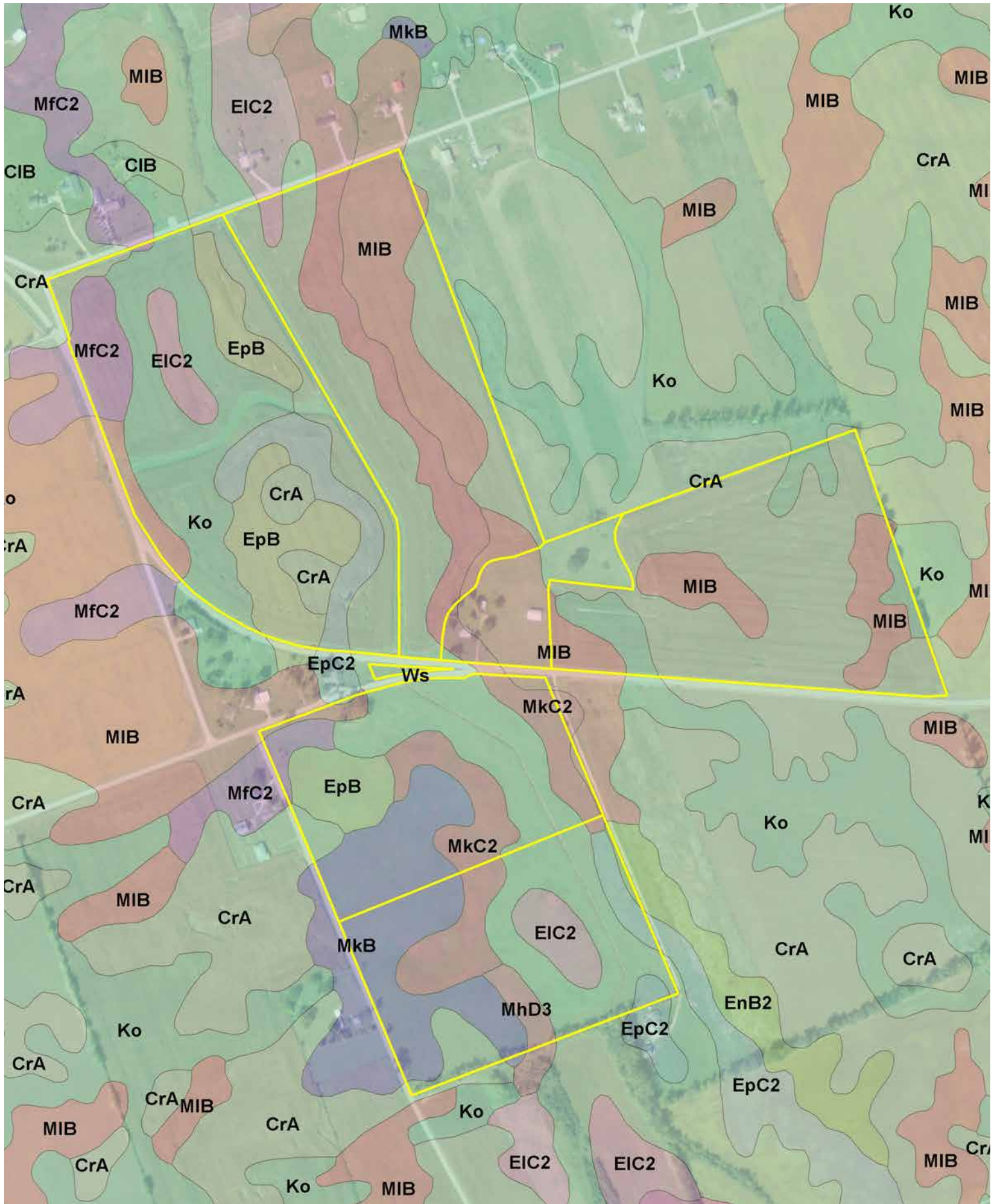


**TRACT 6**

# TRACT MAP

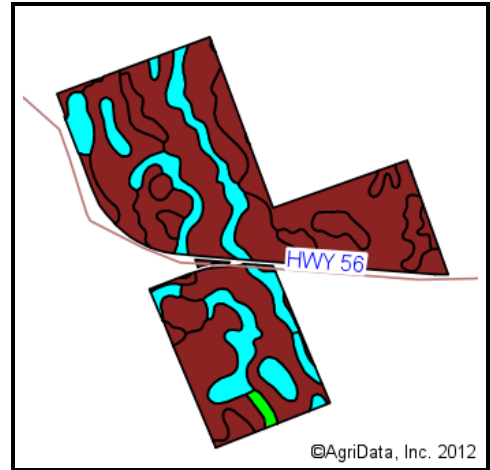
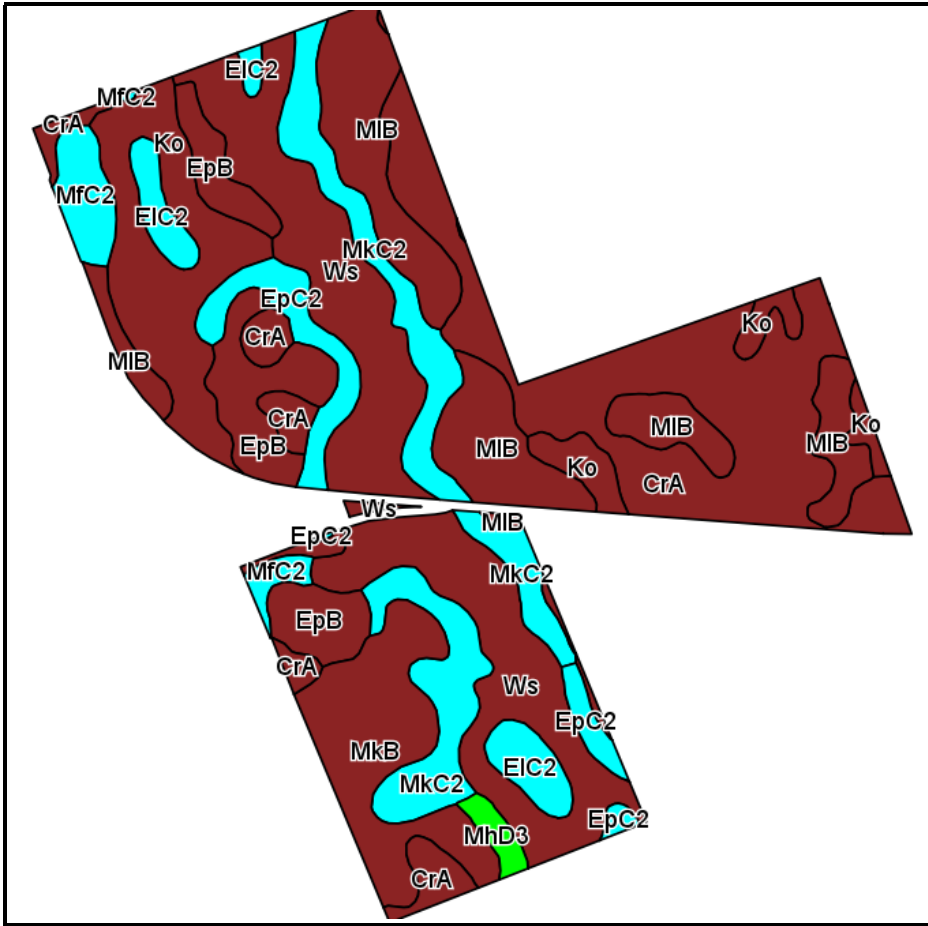


# SOILS MAP





# SURETY SOILS MAP



State: **Ohio**  
 County: **Pickaway**  
 Map Center: **39° 37' 31.7, 83° 2' 57.99**  
 Township: **Jackson**  
 Acres: **180.1**  
 Date: **4/19/2013**



Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by USDA and NRCS.

Maps provided by:  
  
 ©AgriData, Inc 2012  
[www.AgriDataInc.com](http://www.AgriDataInc.com)

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Corn	Grass legume hay	Kentucky bluegrass	Oats	Orchardgrass alfalfa hay	Pasture	Soybeans	Tall fescue	Tobacco	Winter wheat
CrA	Crosby silt loam, 0 to 2 percent slopes	36.5	20.2%		Ilw	105	4		70	3.4		37	6.8			38
Ws	Westland silty clay loam	35.4	19.7%		Ilw	130	5		80				45	9.2		50
MIB	Miamian-Lewisburg silt loams, 2 to 6 percent slopes	25.5	14.1%		Ile	96	3.8		74			8.5	34			40
Ko	Kokomo silty clay loam	19.2	10.6%		Ilw	130	5		80				45	8.8		50
MkC2	Miamian-Kendallville silt loams, 6 to 12 percent slopes, eroded	18.4	10.2%		Ille	102	4		70			8	31			40
MkB	Miamian-Kendallville silt loams, 2 to 6 percent slopes	14.1	7.8%		Ile	107	4.5		80			8.5	35			42
EpB	Eldean-Kendallville loams, 2 to 6 percent slopes	12.8	7.1%		Ile	4	104	4.2	4	75	4.5		35		2600	42
EpC2	Eldean-Kendallville loams, 6 to 12 percent slopes, eroded	6.8	3.8%		Ille	3.5		3.9	4	67	4					
EIC2	Eldean loam, 6 to 12 percent slopes, eroded	5.3	2.9%		Ille	3.5	85	3.7	4	60	4		25			35
MfC2	Miamian silt loam, 6 to 12 percent slopes, eroded	4.6	2.6%		Ille		100	4.2		70		8	32			40
MhD3	Miamian clay loam, 12 to 18 percent slopes, severely eroded	1.3	0.7%		Vle											
EnB2	Eldean gravelly loam, 2 to 6 percent slopes, eroded	0.2	0.1%		Ile	4	100		4	3.8	4.5		32		2600	40
<b>Weighted Average</b>						<b>0.5</b>	<b>105.4</b>	<b>4.3</b>	<b>0.6</b>	<b>73.6</b>	<b>1.3</b>	<b>2.9</b>	<b>35.9</b>	<b>4.1</b>	<b>187.2</b>	<b>40.9</b>

# FSA INFORMATION



©AgriData, Inc. 2012



Maps provided by:

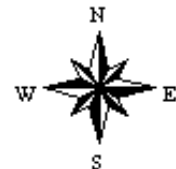


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www.AgriDataInc.com

Pickaway County  
Ohio

map center: 39° 37' 31.7, 83° 2' 57.99

scale: 8627



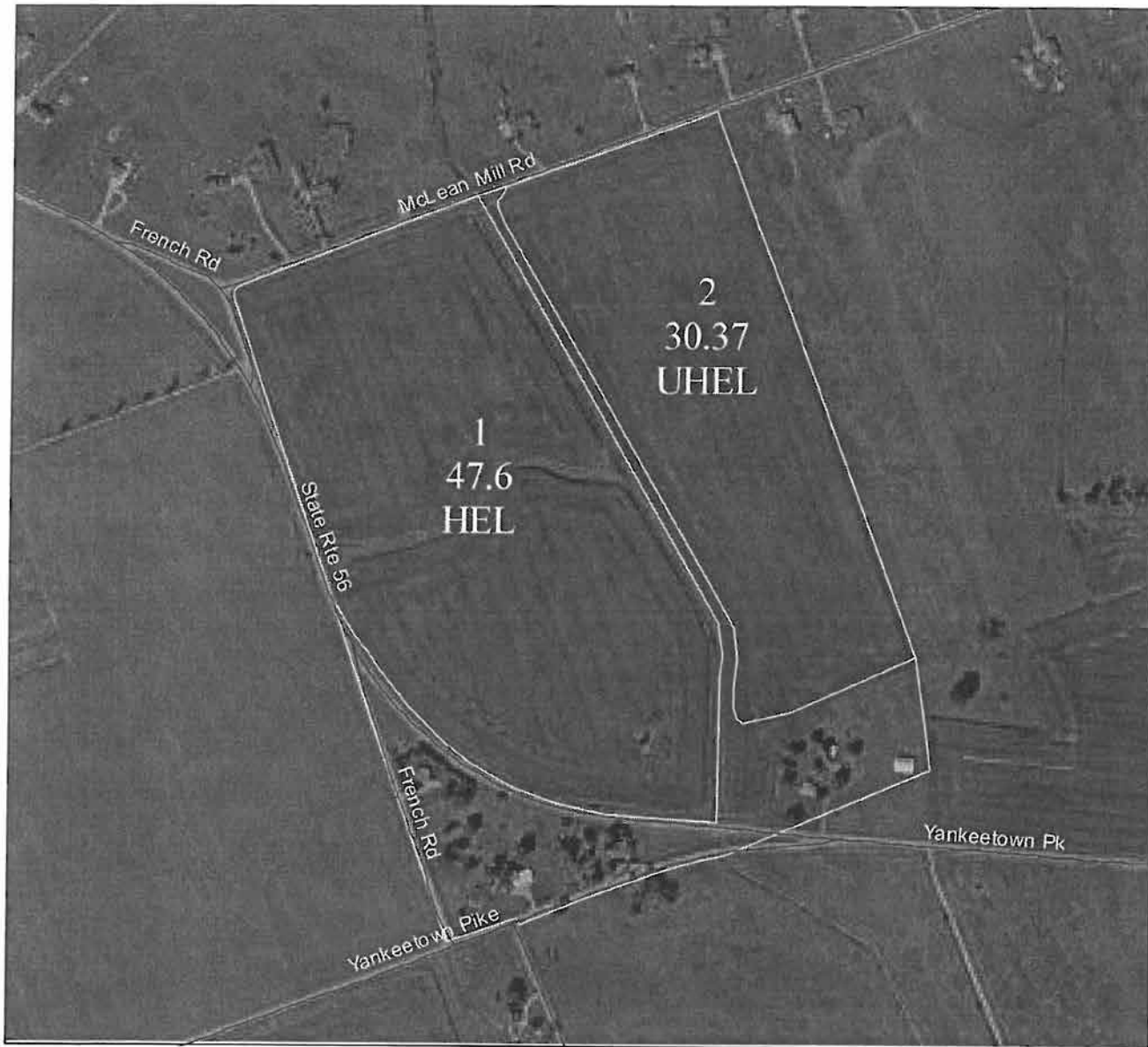
4/19/2013

# FSA INFORMATION

USDA United States Department of Agriculture Farm Service Agency **FSA**  
FARM SERVICE AGENCY

Farm Number 5244

Tract Number 3498



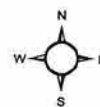
Jan 17, 2012

## Ohio Pickaway

110 Island Rd, PO Box 503  
 Circleville, OH 43113-9575  
 Ph: 740-477-1691  
 Fax: 740-477-3162

Legend	
<b>Wetland Determination Identifiers</b>	
∇	Limited Restrictions
■	Exempt from Conservation Provisions
●	Restricted Use
○	CLU field boundary
	CRP
	Road
HEL	Highly Erodible Land
NHEL	Non-Highly Erodible Land
UHEL	Undetermined

1 inch equals 510.919148 feet



All of the below are true unless otherwise indicated.

All crops=Non-Irrigated  
 All crops used for grain  
 Wheat=SRW  
 Corn=Yellow  
 Soybeans=COM

USDA 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 the 2011 orthorectified imagery for Ohio. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of 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 wetland boundaries and determinations, or contact NRCS.

# FSA INFORMATION



United States Department of Agriculture Farm Service Agency



Farm Number 5244

Tract Number 3497



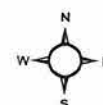
Jan 17, 2012

## Ohio Pickaway

110 Island Rd, PO Box 503  
 Circleville, OH 43113-9575  
 Ph: 740-477-1691  
 Fax: 740-477-3162

Legend	
<b>Wetland Determination Identifiers</b>	
∨	Limited Restrictions
□	Exempt from Conservation Provisions
●	Restricted Use
—	CLU field boundary
	CRP
—	Road
HEL	Highly Erodible Land
NHEL	Non-Highly Erodible Land
UHEL	Undetermined

1 inch equals 567.721159 feet



All of the below are true unless otherwise indicated.

All crops=Non-Irrigated  
 All crops used for grain  
 Wheat=SRW  
 Corn=Yellow  
 Soybeans=COM

USDA 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 the 2011 ortho rectified imagery for Ohio. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of 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 wetland boundaries and determinations, or contact NRCS.

# FSA INFORMATION

**FARM: 5244**

Ohio  
 Pickaway  
 Report ID: FSA-156EZ

U.S. Department of Agriculture  
 Farm Service Agency  
**Abbreviated 156 Farm Record**

Prepared: 6/6/13 10:28 AM  
 Crop Year: 2013  
 Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

<b>Operator Name</b> H L GIBSON JR	<b>Farm Identifier</b> Combination FSN's 4002 & 4003	<b>Recon Number</b> 2011 39129 31
---------------------------------------	---	--------------------------------------

**Farms Associated with Operator:**

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
190.68	167.94	167.94	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	ACRE Contract
0.0	0.0	167.94	0.0	0.0			N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	107.4	101	101	0.0	0.0
<b>Total Base Acres:</b>	107.4				

**Tract Number:** 3497      **Description:** H7/P1      **FAV/WR History:** N

**BIA Range Unit Number:**

**HEL Status:** HEL: conservation system is being actively applied

**Wetland Status:** Wetland determinations not complete

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
94.68	89.97	89.97	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	89.97	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	57.8	101	101	0.0	0.0
<b>Total Base Acres:</b>	57.8				

**Owners:** CLARENCE BROWN JR ESTATE

**Other Producers:** None

# FSA INFORMATION

**State:** Ohio  
**County:** Pickaway  
**County Office:** Pickaway-franklin County Farm Service Agency  
**U.S. Department of Agriculture**  
**Farm Service Agency**  
**2013-DCP CCC-509B Worksheet**

Crop	Base Acres	Payment Acres	Direct Yield	CC Yield	Payment Rate	Producer Name	Type	Share %	Direct Annual Payment
Corn	107.4	91.3	101	101	0.28	HL GIBSON JR	OP	100%	\$2,582

**Farm** 5244

**Total:** \$2,582

5/15/13 6:20 AM

Page 1 of 1

**Disclaimer:**

The direct payment amounts reflected on this statement are based on 2013-DCP payment rates. The amounts may vary due to changes in payment acres, payment yields, producer eligibility, or producer shares. The distribution of the farm does not in any way obligate CCC to disburse the payment amounts reflected.

**Note:** Payment amounts will be calculated by multiplying payment acres, payment yields, share, permitted/AGI share, cropland factor and the payment rate. The payment amounts reflected on this statement do not take into account the permitted/AGI share or cropland factors. Background information can be obtained from any FSA county office.



# **Auditor Property Data Cards**

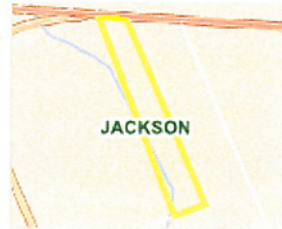


# PROPERTY DATA CARDS

## Data For Parcel E1500010008900

### Base Data

**Parcel:** E1500010008900  
**Owner:** BROWN CLARENCE JR  
**Address:** 0 W S R 56



[+] Map this property.

### Mailing Address

**Mailing Name:** BROWN CLARENCE JR  
**Address:** P O BOX 194  
**City State Zip:** NEW HOLLAND OH 43145 0194

### Geographic

**City:** UNINCORPORATED  
**Township:** JACKSON TOWNSHIP  
**School District:** WESTFALL LSD

### Legal

**Neighborhood:** 00160000  
**Legal Description:** SUR-1227  
**Map Number:** 0-0-0-0  
**Legal Acres:** 5.27  
**Land Use:** (100) A - AGRICULTURAL VACANT LAND  
**Property Class:** AGRICULTURAL  
**Range Township Section:** 0-0-0

### Valuation

	Appraised	Assessed (35%)
<b>Land Value:</b>	\$20,790.00	\$7,280.00
<b>Building Value:</b>	\$0.00	\$0.00
<b>Total Value:</b>	\$20,790.00	\$7,280.00
<b>CAUV Value:</b>		\$8,910.00
<b>Taxable Value:</b>		\$3,120.00

### Tax Credits

**2.5% Homesite Rollback:** NO  
**Homestead Reduction:** NO

### Notes

**Notes:**

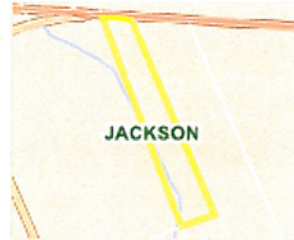


# PROPERTY DATA CARDS

## Data For Parcel E1500010008900

### Tax Data

**Parcel:** E1500010008900  
**Owner:** BROWN CLARENCE JR  
**Address:** 0 W S R 56



[+] Map this property.

**Change Tax Year:** 2012

### Property Tax

	Tax Year 2012 Payable 2013	
	First Half	Second Half
<b>Gross Charge:</b>	\$82.37	\$82.37
<b>Reduction Factor:</b>	(\$19.47)	(\$19.47)
<b>10% Rollback:</b>	(\$6.29)	(\$6.29)
<b>2.5% Homesite Rollback:</b>	\$0.00	\$0.00
<b>Homestead Reduction:</b>	\$0.00	\$0.00
<b>Special Assessments:</b>	\$0.00	\$0.00
<b>CAUV Recoupment:</b>	\$0.00	\$0.00
<b>Penalties And Adjustments:</b>	\$0.00	\$0.00
<b>Subtotals:</b>	\$56.61	\$56.61
<b>Prior Charges:</b>		\$0.00
<b>Full Year Total:</b>		\$113.22
<b>Payments:</b>		(\$113.22)
<b>Half Year Due:</b>		\$0.00
<b>Full Year Due:</b>		\$0.00

### Special Assessments

No data found for this parcel.

### Payments

No data found for this parcel.

# PROPERTY DATA CARDS

## Data For Parcel E1500010009000

### Base Data

**Parcel:** E1500010009000  
**Owner:** BROWN CLARENCE JR  
**Address:** 0 W S R 56



[+] Map this property.

### Mailing Address

**Mailing Name:** BROWN CLARENCE JR  
**Address:** P O BOX 194  
**City State Zip:** NEW HOLLAND OH 43145 0194

### Geographic

**City:** UNINCORPORATED  
**Township:** JACKSON TOWNSHIP  
**School District:** WESTFALL LSD

### Legal

**Neighborhood:** 00160000  
**Legal Description:** SUR-8053  
**Map Number:** 0-0-0-0

**Legal Acres:** 40.23  
**Land Use:** (100) A - AGRICULTURAL VACANT LAND  
**Property Class:** AGRICULTURAL  
**Range Township Section:** 0-0-0

### Valuation

	Appraised	Assessed (35%)
<b>Land Value:</b>	\$161,210.00	\$56,420.00
<b>Building Value:</b>	\$0.00	\$0.00
<b>Total Value:</b>	\$161,210.00	\$56,420.00
<b>CAUV Value:</b>	\$60,580.00	
<b>Taxable Value:</b>	\$21,200.00	

### Tax Credits

**2.5% Homesite Rollback:** NO  
**Homestead Reduction:** NO

### Notes

**Notes:**

# PROPERTY DATA CARDS

## Data For Parcel E1500010009000

### Tax Data

**Parcel:** E1500010009000  
**Owner:** BROWN CLARENCE JR  
**Address:** 0 W S R 56



[+] Map this property.

**Change Tax Year:** 2012

### Property Tax

	Tax Year 2012 Payable 2013	
	First Half	Second Half
<b>Gross Charge:</b>	\$559.68	\$559.68
<b>Reduction Factor:</b>	(\$132.36)	(\$132.36)
<b>10% Rollback:</b>	(\$42.73)	(\$42.73)
<b>2.5% Homesite Rollback:</b>	\$0.00	\$0.00
<b>Homestead Reduction:</b>	\$0.00	\$0.00
<b>Special Assessments:</b>	\$0.00	\$0.00
<b>CAUV Recoupment:</b>	\$0.00	\$0.00
<b>Penalties And Adjustments:</b>	\$0.00	\$0.00
<b>Subtotals:</b>	\$384.59	\$384.59
<b>Prior Charges:</b>		\$0.00
<b>Full Year Total:</b>		\$769.18
<b>Payments:</b>		(\$769.18)
<b>Half Year Due:</b>		\$0.00
<b>Full Year Due:</b>		\$0.00

### Special Assessments

No data found for this parcel.

### Payments

No data found for this parcel.

# PROPERTY DATA CARDS

## Data For Parcel E1500010009100

### Base Data

**Parcel:** E1500010009100  
**Owner:** BROWN CLARENCE JR  
**Address:** 0 W S R 56



[+] Map this property.

### Mailing Address

**Mailing Name:** BROWN CLARENCE JR  
**Address:** P O BOX 194  
**City State Zip:** NEW HOLLAND OH 43145 0194

### Geographic

**City:** UNINCORPORATED  
**Township:** JACKSON TOWNSHIP  
**School District:** WESTFALL LSD

### Legal

<b>Neighborhood:</b> 00160000	<b>Legal Acres:</b> 19
<b>Legal Description:</b> SUR-6453	<b>Land Use:</b> (100) A - AGRICULTURAL VACANT LAND
<b>Map Number:</b> 0-0-0-0	<b>Property Class:</b> AGRICULTURAL
	<b>Range Township Section:</b> 0-0-0

### Valuation

	Appraised	Assessed (35%)
<b>Land Value:</b>	\$76,220.00	\$26,680.00
<b>Building Value:</b>	\$0.00	\$0.00
<b>Total Value:</b>	\$76,220.00	\$26,680.00
<b>CAUV Value:</b>		\$18,770.00
<b>Taxable Value:</b>		\$6,570.00

### Tax Credits

**2.5% Homesite Rollback:** NO  
**Homestead Reduction:** NO

### Notes

**Notes:**

# PROPERTY DATA CARDS

## Data For Parcel E1500010009100

### Tax Data

**Parcel:** E1500010009100  
**Owner:** BROWN CLARENCE JR  
**Address:** 0 W S R 56



[+] Map this property.

**Change Tax Year:** 2012

### Property Tax

	Tax Year 2012 Payable 2013	
	First Half	Second Half
<b>Gross Charge:</b>	\$173.46	\$173.46
<b>Reduction Factor:</b>	(\$41.03)	(\$41.03)
<b>10% Rollback:</b>	(\$13.25)	(\$13.25)
<b>2.5% Homesite Rollback:</b>	\$0.00	\$0.00
<b>Homestead Reduction:</b>	\$0.00	\$0.00
<b>Special Assessments:</b>	\$0.00	\$0.00
<b>CAUV Recoupment:</b>	\$0.00	\$0.00
<b>Penalties And Adjustments:</b>	\$0.00	\$0.00
<b>Subtotals:</b>	\$119.18	\$119.18
<b>Prior Charges:</b>		\$0.00
<b>Full Year Total:</b>		\$238.36
<b>Payments:</b>		(\$238.36)
<b>Half Year Due:</b>		\$0.00
<b>Full Year Due:</b>		\$0.00

### Special Assessments

No data found for this parcel.

### Payments

No data found for this parcel.

# PROPERTY DATA CARDS

## Data For Parcel E1500010009200

### Base Data

**Parcel:** E1500010009200  
**Owner:** BROWN CLARENCE JR  
**Address:** 0 W S R 56



[+] Map this property.

### Mailing Address

**Mailing Name:** BROWN CLARENCE JR  
**Address:** P O BOX 194  
**City State Zip:** NEW HOLLAND OH 43145 0194

### Geographic

**City:** UNINCORPORATED  
**Township:** JACKSON TOWNSHIP  
**School District:** WESTFALL LSD

### Legal

<b>Neighborhood:</b> 00160000	<b>Legal Acres:</b> 51.16
<b>Legal Description:</b> SUR-6435	<b>Land Use:</b> (100) A - AGRICULTURAL VACANT LAND
	<b>Property Class:</b> AGRICULTURAL
<b>Map Number:</b> 0-0-0-0	<b>Range Township Section:</b> 0-0-0

### Valuation

	Appraised	Assessed (35%)
<b>Land Value:</b>	\$205,020.00	\$71,760.00
<b>Building Value:</b>	\$0.00	\$0.00
<b>Total Value:</b>	\$205,020.00	\$71,760.00
<b>CAUV Value:</b>		\$81,170.00
<b>Taxable Value:</b>		\$28,410.00

### Tax Credits

**2.5% Homesite Rollback:** NO  
**Homestead Reduction:** NO

### Notes

**Notes:**

# PROPERTY DATA CARDS

## Data For Parcel E1500010009200

### Tax Data

**Parcel:** E1500010009200  
**Owner:** BROWN CLARENCE JR  
**Address:** 0 W S R 56



[+] Map this property.

**Change Tax Year:** 2012

### Property Tax

	Tax Year 2012 Payable 2013	
	First Half	Second Half
<b>Gross Charge:</b>	\$750.04	\$750.04
<b>Reduction Factor:</b>	(\$177.38)	(\$177.38)
<b>10% Rollback:</b>	(\$57.27)	(\$57.27)
<b>2.5% Homesite Rollback:</b>	\$0.00	\$0.00
<b>Homestead Reduction:</b>	\$0.00	\$0.00
<b>Special Assessments:</b>	\$0.00	\$0.00
<b>CAUV Recoupment:</b>	\$0.00	\$0.00
<b>Penalties And Adjustments:</b>	\$0.00	\$0.00
<b>Subtotals:</b>	\$515.39	\$515.39
<b>Prior Charges:</b>		\$0.00
<b>Full Year Total:</b>		\$1,030.78
<b>Payments:</b>		(\$1,030.78)
<b>Half Year Due:</b>		\$0.00
<b>Full Year Due:</b>		\$0.00

### Special Assessments

No data found for this parcel.

### Payments

No data found for this parcel.

# PROPERTY DATA CARDS

## Data For Parcel E1500010009300

### Base Data

**Parcel:** E1500010009300  
**Owner:** BROWN CLARENCE JR  
**Address:** 0 MCLEAN MILL RD



[+] Map this property.

### Mailing Address

**Mailing Name:** BROWN CLARENCE JR  
**Address:** P O BOX 194  
**City State Zip:** NEW HOLLAND OH 43145 0194

### Geographic

**City:** UNINCORPORATED  
**Township:** JACKSON TOWNSHIP  
**School District:** WESTFALL LSD

### Legal

<b>Neighborhood:</b> 00160000	<b>Legal Acres:</b> 18.66
<b>Legal Description:</b> SUR-1227	<b>Land Use:</b> (100) A - AGRICULTURAL VACANT LAND
	<b>Property Class:</b> AGRICULTURAL
<b>Map Number:</b> 0-0-0-0	<b>Range Township Section:</b> 0-0-0

### Valuation

	Appraised	Assessed (35%)
<b>Land Value:</b>	\$75,600.00	\$26,460.00
<b>Building Value:</b>	\$0.00	\$0.00
<b>Total Value:</b>	\$75,600.00	\$26,460.00
<b>CAUV Value:</b>	\$18,210.00	
<b>Taxable Value:</b>	\$6,370.00	

### Tax Credits

**2.5% Homesite Rollback:** NO  
**Homestead Reduction:** NO

### Notes

**Notes:**



# PROPERTY DATA CARDS

## Data For Parcel E1500010009300

### Tax Data

Parcel: E1500010009300  
 Owner: BROWN CLARENCE JR  
 Address: 0 MCLEAN MILL RD



[+] Map this property.

Change Tax Year: 2012

### Property Tax

	Tax Year 2012 Payable 2013	
	First Half	Second Half
Gross Charge:	\$168.18	\$168.18
Reduction Factor:	(\$39.78)	(\$39.78)
10% Rollback:	(\$12.84)	(\$12.84)
2.5% Homesite Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
<b>Subtotals:</b>	<b>\$115.56</b>	<b>\$115.56</b>
Prior Charges:		\$0.00
Full Year Total:		\$231.12
Payments:		(\$231.12)
Half Year Due:		\$0.00
Full Year Due:		\$0.00

### Special Assessments

No data found for this parcel.

### Payments

No data found for this parcel.

# PROPERTY DATA CARDS

## Data For Parcel E1500010009400

### Base Data

**Parcel:** E1500010009400  
**Owner:** BROWN CLARENCE JR  
**Address:** 0 W S R 56



[+] Map this property.

### Mailing Address

**Mailing Name:** BROWN CLARENCE JR  
**Address:** P O BOX 194  
**City State Zip:** NEW HOLLAND OH 43145 0194

### Geographic

**City:** UNINCORPORATED  
**Township:** JACKSON TOWNSHIP  
**School District:** WESTFALL LSD

### Legal

<b>Neighborhood:</b> 00160000	<b>Legal Acres:</b> 5.52
<b>Legal Description:</b> SUR-6453	<b>Land Use:</b> (100) A - AGRICULTURAL VACANT LAND
	<b>Property Class:</b> AGRICULTURAL
<b>Map Number:</b> 0-0-0-0	<b>Range Township Section:</b> 0-0-0

### Valuation

	Appraised	Assessed (35%)
<b>Land Value:</b>	\$21,530.00	\$7,540.00
<b>Building Value:</b>	\$0.00	\$0.00
<b>Total Value:</b>	\$21,530.00	\$7,540.00
<b>CAUV Value:</b>	\$8,340.00	
<b>Taxable Value:</b>	\$2,920.00	

### Tax Credits

**2.5% Homesite Rollback:** NO  
**Homestead Reduction:** NO

### Notes

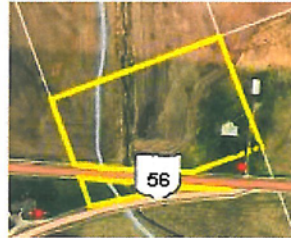
**Notes:**

# PROPERTY DATA CARDS

## Data For Parcel E1500010009400

### Tax Data

**Parcel:** E1500010009400  
**Owner:** BROWN CLARENCE JR  
**Address:** 0 W S R 56



[+] Map this property.

**Change Tax Year:** 2012

### Property Tax

	Tax Year 2012 Payable 2013	
	First Half	Second Half
<b>Gross Charge:</b>	\$77.09	\$77.09
<b>Reduction Factor:</b>	(\$18.23)	(\$18.23)
<b>10% Rollback:</b>	(\$5.89)	(\$5.89)
<b>2.5% Homesite Rollback:</b>	\$0.00	\$0.00
<b>Homestead Reduction:</b>	\$0.00	\$0.00
<b>Special Assessments:</b>	\$0.00	\$0.00
<b>CAUV Recoupment:</b>	\$0.00	\$0.00
<b>Penalties And Adjustments:</b>	\$0.00	\$0.00
<b>Subtotals:</b>	\$52.97	\$52.97
<b>Prior Charges:</b>		\$0.00
<b>Full Year Total:</b>		\$105.94
<b>Payments:</b>		(\$105.94)
<b>Half Year Due:</b>		\$0.00
<b>Full Year Due:</b>		\$0.00

### Special Assessments

No data found for this parcel.

### Payments

No data found for this parcel.

# PROPERTY DATA CARDS

## Data For Parcel E1500010009500

### Base Data

**Parcel:** E1500010009500  
**Owner:** BROWN CLARENCE JR  
**Address:** 0 W S R 56



[+] Map this property.

### Mailing Address

**Mailing Name:** BROWN CLARENCE JR  
**Address:** P O BOX 194  
**City State Zip:** NEW HOLLAND OH 43145 0194

### Geographic

**City:** UNINCORPORATED  
**Township:** JACKSON TOWNSHIP  
**School District:** WESTFALL LSD

### Legal

<b>Neighborhood:</b> 00160000	<b>Legal Acres:</b> 0.66
<b>Legal Description:</b> SUR-8053	<b>Land Use:</b> (100) A - AGRICULTURAL VACANT LAND
	<b>Property Class:</b> AGRICULTURAL
<b>Map Number:</b> 0-0-0-0	<b>Range Township Section:</b> 0-0-0

### Valuation

	Appraised	Assessed (35%)
<b>Land Value:</b>	\$2,710.00	\$950.00
<b>Building Value:</b>	\$0.00	\$0.00
<b>Total Value:</b>	\$2,710.00	\$950.00
<b>CAUV Value:</b>		\$480.00
<b>Taxable Value:</b>		\$170.00

### Tax Credits

**2.5% Homesite Rollback:** NO  
**Homestead Reduction:** NO

### Notes

**Notes:**

# PROPERTY DATA CARDS

## Data For Parcel E1500010009500

### Tax Data

**Parcel:** E1500010009500  
**Owner:** BROWN CLARENCE JR  
**Address:** 0 W S R 56



[+] Map this property.

**Change Tax Year:** 2012

### Property Tax

	Tax Year 2012 Payable 2013	
	First Half	Second Half
<b>Gross Charge:</b>	\$4.50	\$4.50
<b>Reduction Factor:</b>	(\$1.07)	(\$1.07)
<b>10% Rollback:</b>	(\$0.35)	(\$0.35)
<b>2.5% Homesite Rollback:</b>	\$0.00	\$0.00
<b>Homestead Reduction:</b>	\$0.00	\$0.00
<b>Special Assessments:</b>	\$0.00	\$0.00
<b>CAUV Recoupment:</b>	\$0.00	\$0.00
<b>Penalties And Adjustments:</b>	\$0.00	\$0.00
<b>Subtotals:</b>	\$3.08	\$3.08
<b>Prior Charges:</b>		\$0.00
<b>Full Year Total:</b>		\$6.16
<b>Payments:</b>		(\$6.16)
<b>Half Year Due:</b>		\$0.00
<b>Full Year Due:</b>		\$0.00

### Special Assessments

No data found for this parcel.

### Payments

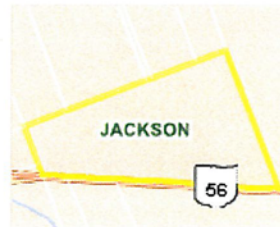
No data found for this parcel.

# PROPERTY DATA CARDS

## Data For Parcel E1500010009600

### Base Data

**Parcel:** E1500010009600  
**Owner:** BROWN CLARENCE JR  
**Address:** 5310 W S R 56



[+] Map this property.

### Mailing Address

**Mailing Name:** BROWN CLARENCE JR  
**Address:** P O BOX 194  
**City State Zip:** NEW HOLLAND OH 43145 0194

### Geographic

**City:** UNINCORPORATED  
**Township:** JACKSON TOWNSHIP  
**School District:** WESTFALL LSD

### Legal

<b>Neighborhood:</b> 00160000	<b>Legal Acres:</b> 39.17
<b>Legal Description:</b> SUR-1227	<b>Land Use:</b> (101) A - CASH GRAIN OR GENERAL FARM
	<b>Property Class:</b> AGRICULTURAL
<b>Map Number:</b> 0-0-0-0	<b>Range Township Section:</b> 0-0-0

### Valuation

	Appraised	Assessed (35%)
<b>Land Value:</b>	\$171,450.00	\$60,010.00
<b>Building Value:</b>	\$81,350.00	\$28,470.00
<b>Total Value:</b>	\$252,800.00	\$88,480.00
<b>CAUV Value:</b>	\$83,310.00	
<b>Taxable Value:</b>	\$57,630.00	

### Tax Credits

**2.5% Homesite Rollback:** YES  
**Homestead Reduction:** YES

### Notes

**Notes:**

# PROPERTY DATA CARDS

## Data For Parcel E1500010009600

### Tax Data

**Parcel:** E1500010009600  
**Owner:** BROWN CLARENCE JR  
**Address:** 5310 W S R 56



[+] Map this property.

**Change Tax Year:** 2012

### Property Tax

	Tax Year 2012 Payable 2013	
	First Half	Second Half
<b>Gross Charge:</b>	\$1,521.44	\$1,521.44
<b>Reduction Factor:</b>	(\$359.79)	(\$359.79)
<b>10% Rollback:</b>	(\$116.17)	(\$116.17)
<b>2.5% Homesite Rollback:</b>	(\$18.49)	(\$18.49)
<b>Homestead Reduction:</b>	(\$154.33)	(\$154.33)
<b>Special Assessments:</b>	\$0.00	\$0.00
<b>CAUV Recoupment:</b>	\$0.00	\$0.00
<b>Penalties And Adjustments:</b>	\$0.00	\$0.00
<b>Subtotals:</b>	\$872.66	\$872.66
<b>Prior Charges:</b>		\$0.00
<b>Full Year Total:</b>		\$1,745.32
<b>Payments:</b>		(\$1,745.32)
<b>Half Year Due:</b>		\$0.00
<b>Full Year Due:</b>		\$0.00

### Special Assessments

No data found for this parcel.

### Payments

No data found for this parcel.

# PROPERTY DATA CARDS

## Data For Parcel E1500010009600

### Improvements Data

**Parcel:** E1500010009600  
**Owner:** BROWN CLARENCE JR  
**Address:** 5310 W S R 56



[+] Map this property.

Card 1 of 1

### Improvements

Card	Description	Year Built	Year Remodelled	Dimensions	Grade	Condition	Depreciation	Appraised Value	Assessed Value
1	RG1 - FRAME OR CB DETACHED GARAGE	1959		22x42	C	G	13.81%	\$5,740.00	\$2,010.00
1	AP2 - FOUR SIDE CLOSED WOOD POLE BLDG	1968		40x60	C	G	5.89%	\$3,530.00	\$1,240.00

### Improvements Totals

**Total Appraised Value:** \$9,270.00  
**Total Assessed Value:** \$3,240.00

GIS parcel shapefile last updated 7/16/2013 5:33:22 AM.

CAMA database last updated 7/15/2013 10:18:49 PM.



# PROPERTY DATA CARDS

## Data For Parcel E1500010009600

### Sketch Data

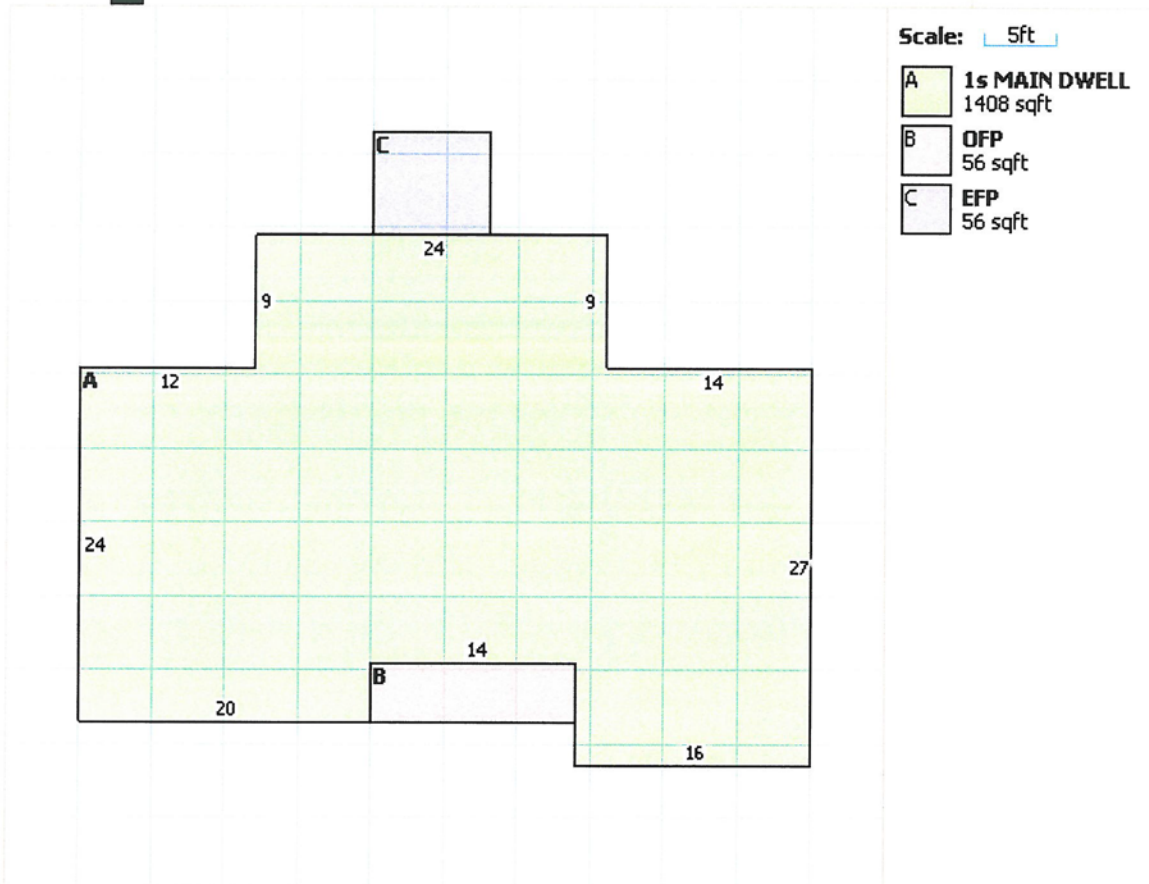
**Parcel:** E1500010009600  
**Owner:** BROWN CLARENCE JR  
**Address:** 5310 W S R 56



[+] Map this property.

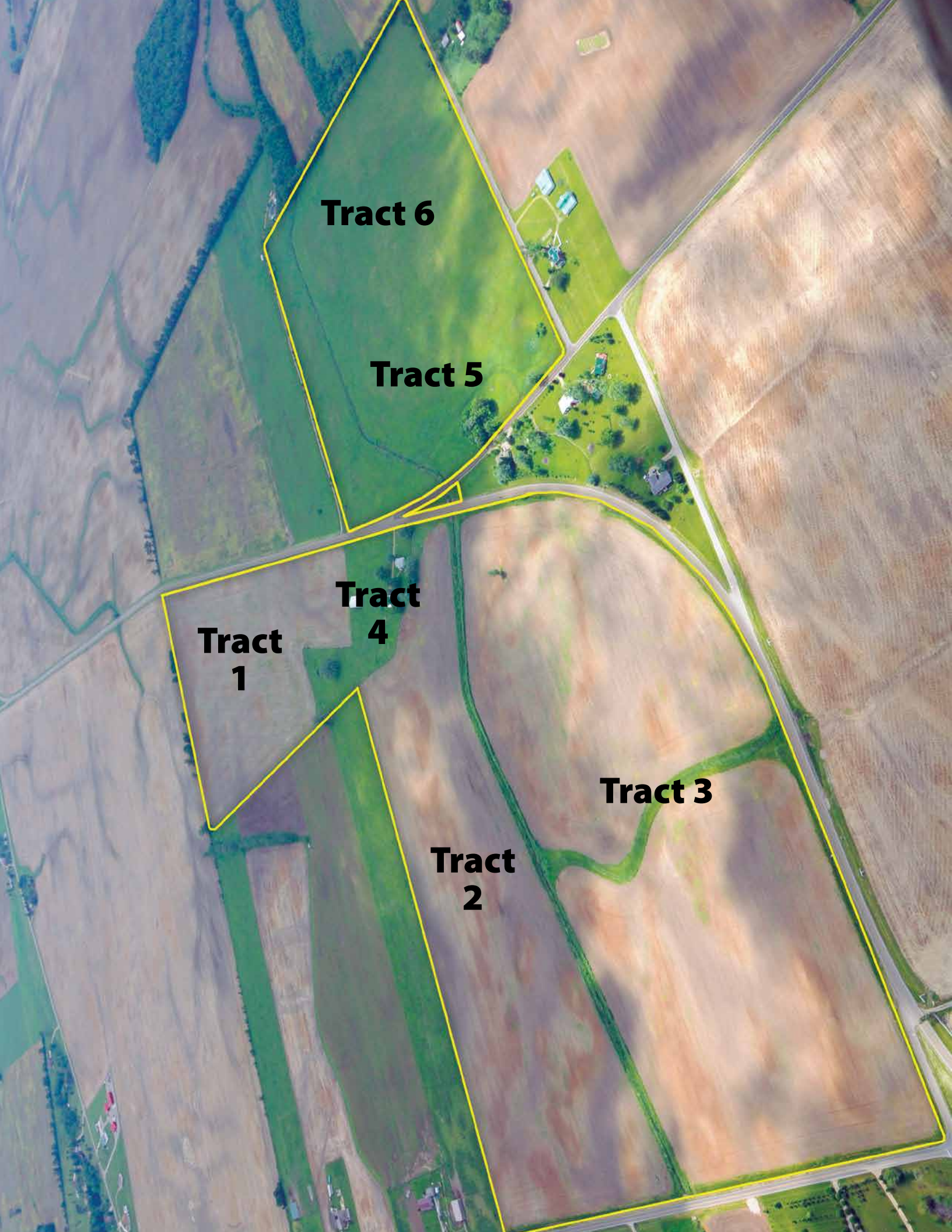
### Sketch

Card: 01



### Sketch Labels

Description
EFP - ENCLOSED FRAME PORCH
OFF - OPEN FRAME PORCH



**Tract 6**

**Tract 5**

**Tract 4**

**Tract 1**

**Tract 3**

**Tract 2**



# Title Opinion



# TITLE OPINION

Situate in the Township of Jackson, County of Pickaway, and State of Ohio.

PARCEL ONE: Beginning at an iron pin in the center of the London and Circleville Road No. 243 and the McLean Mill Road No. 127; thence with the center of the McLean's Mill Road No. 127, North 72 degrees East 26.93 chains to an iron pin corner to Tract No. 2 West; thence with said line South 18 degrees East 30.45 chains to an iron pin in the north line of Tract No. 1; thence with the north line of said Tract South 72 degrees 30' West 14.67 chains to an iron pin in the east line of Tract No. 4; thence with two consecutive lines of Tract No. 4; thence with two consecutive lines of Tract No. 4, North 17 degrees 30" West 9.99 chains to an iron pin; thence South 71 degrees West 12.52 chains to an iron pin in the center of the London-Circleville Road No. 243; thence with same North 17 degrees 30' West 20.52 chains to the beginning, containing 70.00 acres of land, more or less, 51.34 acres in Survey No. 6436, and 18.66 acres in Survey No. 1227, and subject to all legal highways.

PARCEL TWO: Beginning at an iron pin in the center of the London-Circleville Road No. 243 and Yankeetown Road No. 17; thence with the center of Road No. 243, North 17 degrees 30' West 15.18 chains to an iron pin corner to Tract No. 3; thence with two consecutive lines of said Tract No. 3, North 71 degrees East 12.52 chains to an iron pin; thence South 17 degrees 30' East 15.18 chains to an iron pin in the center of the London-Circleville Road No. 243 and corner to Tract No. 1; thence with the center of said Road and three consecutive lines of said Tract No. 1, North 83 degrees 15' East 4.00 chains to an iron pin in said Road; thence with same South 89 degrees East 7.00 chains to an iron pin; thence South 83 degrees East 1.00 chain to an iron pin in said road and corner to Tract No. 5; thence with the west line of Tract No. 5, South 20 degrees 20' East 25.05 chains to an iron pin; thence South 71 degrees 30' West 20.26 chains to an iron post on the east side of the Hulse Road; thence with the east side of said Road, North 20 degrees 20' West 28.55 chains to an iron pin in the center of the London-Circleville Road No. 243; thence with said Road, South 71 degrees West 3.62 chains to the beginning, containing 75.00 acres of land, more or less, 50.73 acres in Survey No. 8053, 19.00 acres in Survey No. 6436 and 5.27 acres in Survey No. 1227, and subject to all legal highways including perpetual easements to the State of Ohio for highway purposes, recorded in the Deed Records of Pickaway County, Ohio, in Volume 111, Pages 114 and 115.

PARCEL THREE: Beginning at a stone in the center of the London and Circleville I.C.H. Road No. 243 and corner to Shirley Hulse and J. Reeves Hulse; thence with the center of said Road No. 243, North 83 degrees West 30.51 chains to an iron pin (66 feet, one chain); thence with the center of said Road No. 243, North 89 degrees West 7.00 chains to an iron pin in said road; thence South 83 degrees 15' West 4.00 chains to an iron pin, corner to Tract No. 4; thence with the east line of Tract No. 4, North 17 degrees 30' West 5.19 chains to an iron pin, corner to Tract No. 3 and east line of Tract No. 4; thence with the south line of Tracts 3, 2, W, and 2 E, North 72 degrees 30' East 38.21 chains to an iron pin in the west line of J. Reeves Hulse; thence with his line South 18 degrees East 20.64 chains to the beginning, containing 46.35 acres of land, more or less, being 40.17 acres in Survey No. 1227, 5.52 acres in Survey No. 6436 and 66/100 acres in Survey No. 8053, and subject to all legal highways.

Excepting, the following described real estate:

Beginning at an iron pin in the center of London-Circleville Road No. 243 (known as State Route 56, now changed to new route), and Yankeetown Road; thence North 71 degrees 17' East 826.22 feet with old route of Route 56 to an iron pin in the center of said road; thence North 82 degrees 17' East 264.00 feet with said road to a nail in the road; thence North 88 degrees 25' East 392.80 feet with said road to a survey pin at an angle in the center of the new route of State Route 56, said point being at the junction of the old route of State Route 56 with the new route of said road; thence North 83 degrees 20' West 1,000.00 feet with the center of the new route of State Route 56 on the following transit lines, North 67 degrees 50' West 400.00 feet to an iron pin; thence North 45 degrees 10' West 532.00 feet to an iron pin

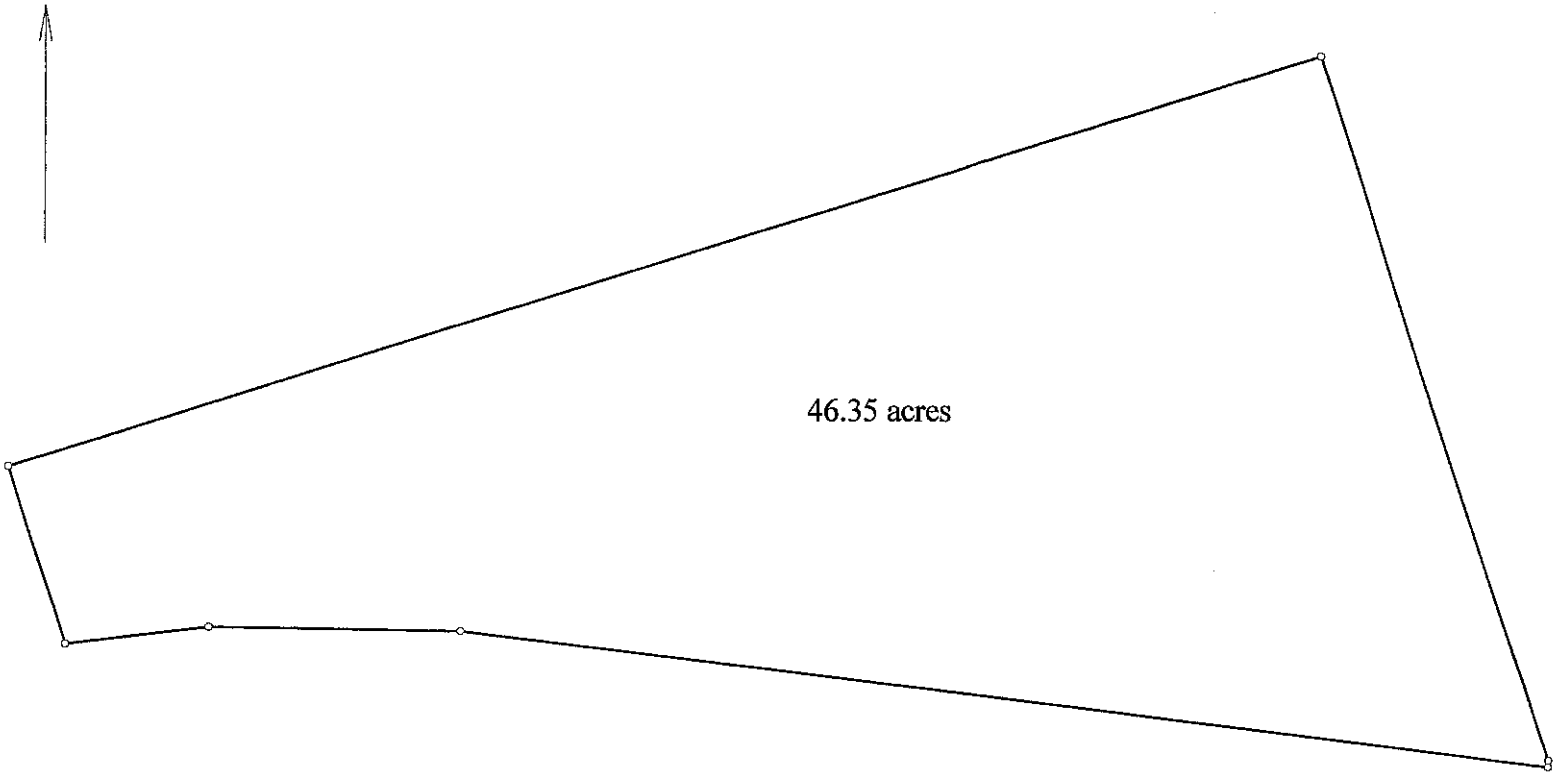
# TITLE OPINION

in the center of the old route of State Route 56; thence South 17 degrees 30' East 1,003.00 feet with the center of the old route to the place of beginning, containing 8.421 acres of land, more or less, but subject to all legal highways and reserving from this conveyance the right to maintain the existing waterways.

**Leaving, after said exception, 182.929 acres, more or less.**

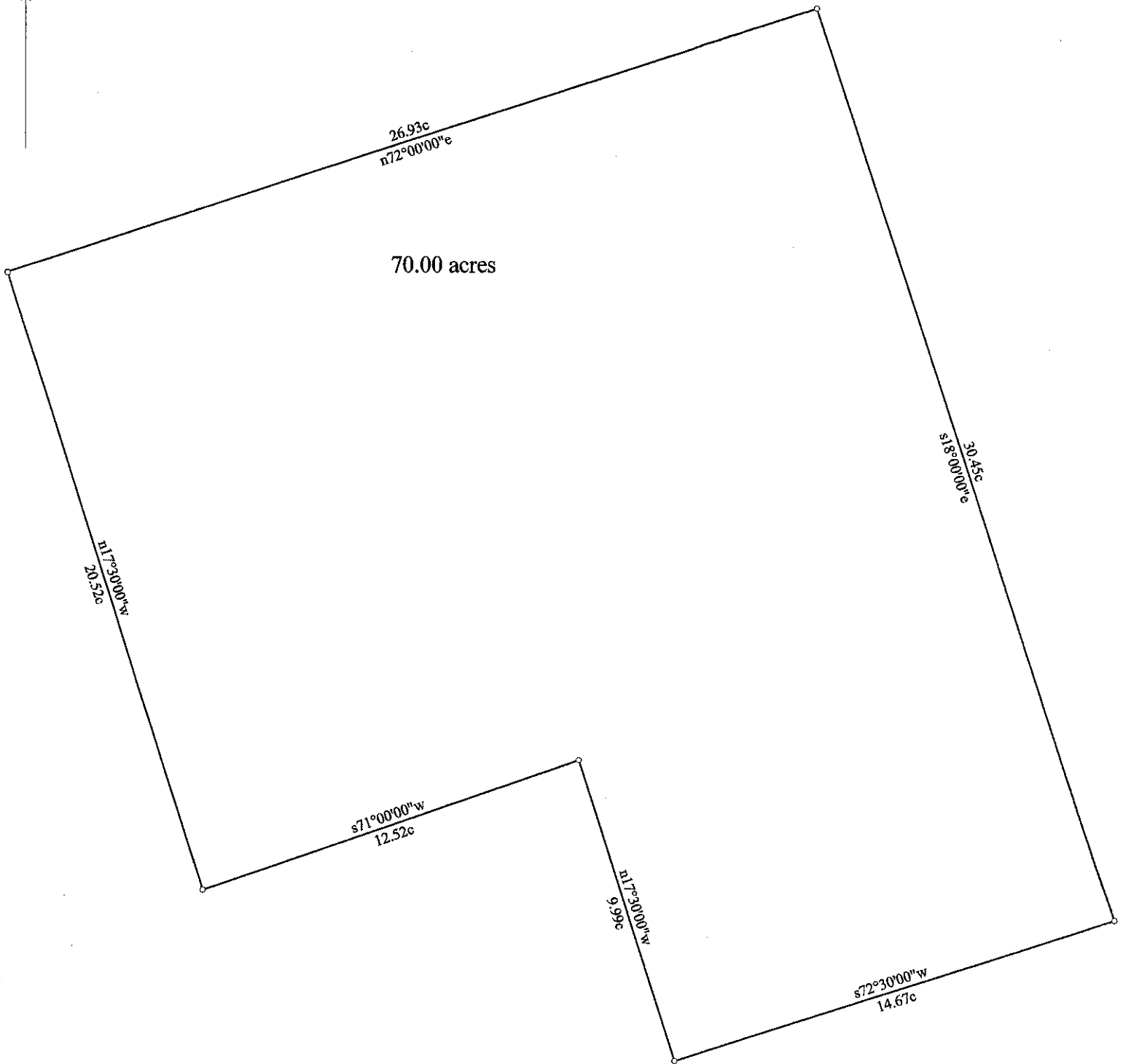
Parcel Numbers: E15-0-001-00-089-00 (5.27 acres)  
E15-0-001-00-090-00 (40.23 acres)  
E15-0-001-00-091-00 (19.00 acres)  
E15-0-001-00-092-00 (51.16 acres)  
E15-0-001-00-093-00 (18.66 acres)  
E15-0-001-00-094-00 (5.52 acres)  
E15-0-001-00-095-00 (0.66 acres)  
E15-0-001-00-096-00 (39.17 acres)

# TITLE OPINION



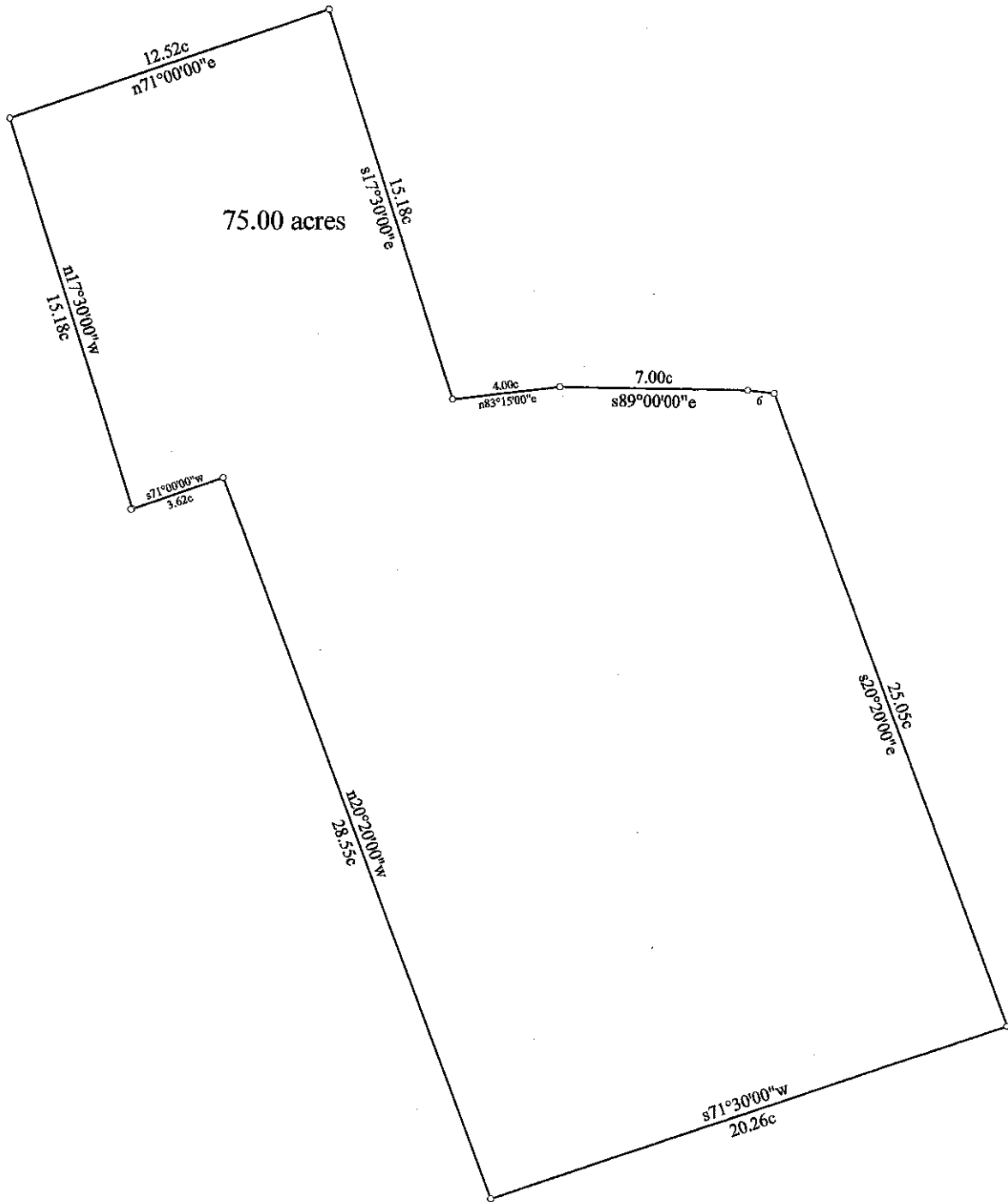
Title:		Date: 01-29-2013
Scale: 1 inch = 350 feet	File:	
Tract 1: 46.651 Acres: 2032136 Sq Feet: Closure = s01.3849w 11.90 Feet: Precision = 1/585: Perimeter = 6966 Feet		
001=n83.0000w 30.51c	004=n17.3000w 5.19c	
002=n89.0000w 7.00c	005=n72.3000e 38.21c	
003=s83.1500w 4.00c	006=s18.0000e 20.64c	

# TITLE OPINION



Title:		Date: 01-29-2013
Scale: 1 inch = 290 feet	File:	
Tract 1: 69.725 Acres: 3037219 Sq Feet: Closure = n33.2329w 2.17 Feet: Precision = 1/3506: Perimeter = 7595 Feet		
001=n72.0000e 26.93c	004=n17.3000w 9.99c	
002=s18.0000e 30.45c	005=s71.0000w 12.52c	
003=s72.3000w 14.67c	006=n17.3000w 20.52c	

# TITLE OPINION

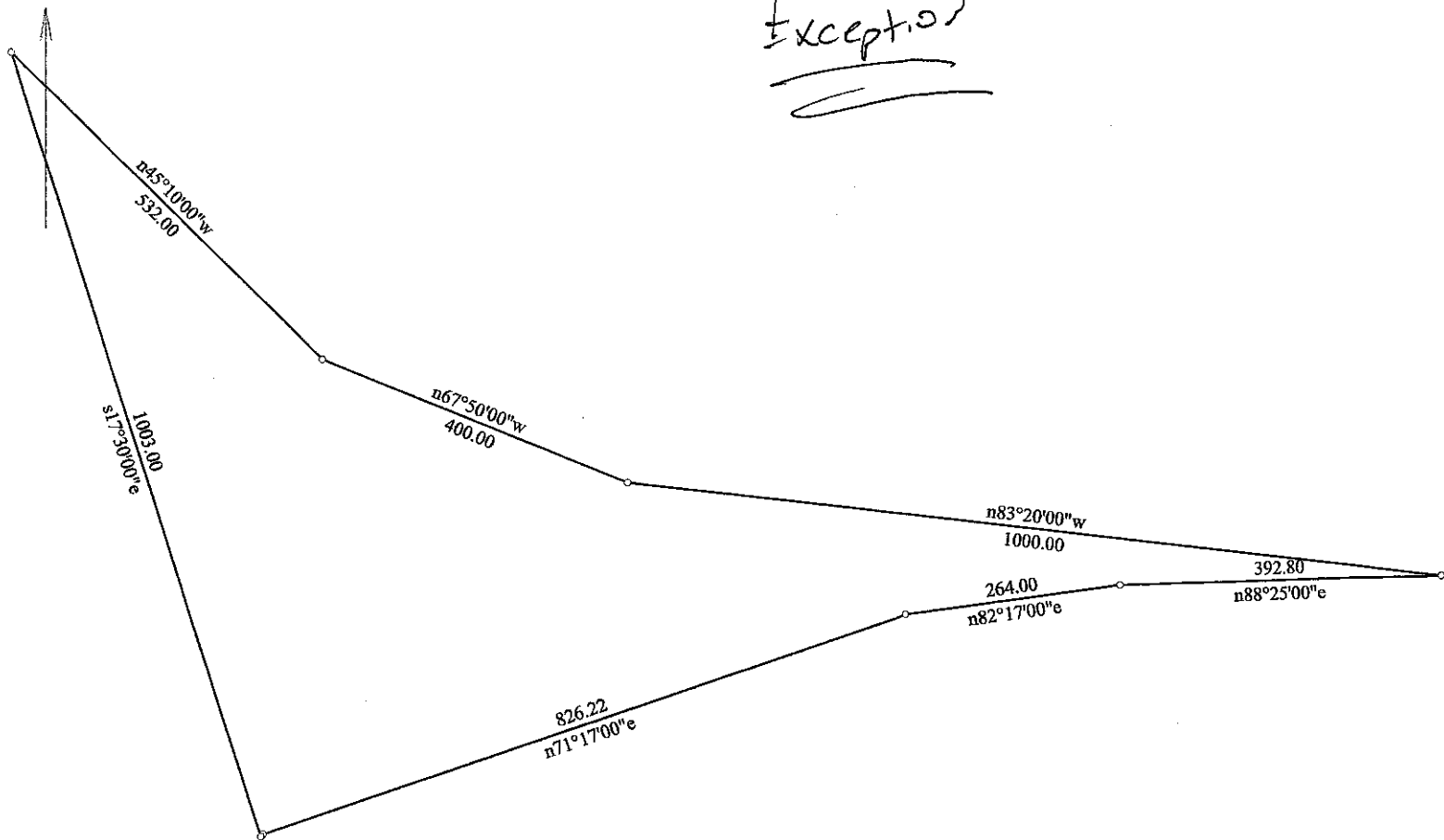


Title:		Date: 01-29-2013
Scale: 1 inch = 400 feet	File:	
Tract 1: 75.149 Acres: 3273489 Sq Feet: Closure = n65.2559e 3.65 Feet: Precision = 1/2391: Perimeter = 8736 Feet		
001=n17.3000w 15.18c	005=s89.0000e 7.00c	009=n20.2000w 28.55c
002=n71.0000e 12.52c	006=s83.0000e 1.00c	010=s71.0000w 3.62c
003=s17.3000e 15.18c	007=s20.2000e 25.05c	
004=n83.1500e 4.00c	008=s71.3000w 20.26c	



# TITLE OPINION

Exception



Title:		Date: 01-28-2013
Scale: 1 inch = 215 feet	File:	
Tract 1: 9.214 Acres: 401352 Sq Feet: Closure = n39.5440e 3.98 Feet: Precision = 1/1110: Perimeter = 4418 Feet		
001=n71.1700e 826.22	004=n83.2000w 1000.00	007=s17.3000e 1003.00
002=n82.1700e 264.00	005=n67.5000w 400.00	
003=n88.2500e 392.80	006=n45.1000w 532.00	



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