Attention: Farmers, Investors, Developers

ROSS CO., CONCORD TWP., OHIO



OFFERED IN 4 TRACTS

Productive Farmland

aahh

EXCELLENT KOKOMO & CELINA SOILS

real estate



Thursday, November 14 • 6 PM

held at The Brick, 113 East High Street, Frankfort, OH

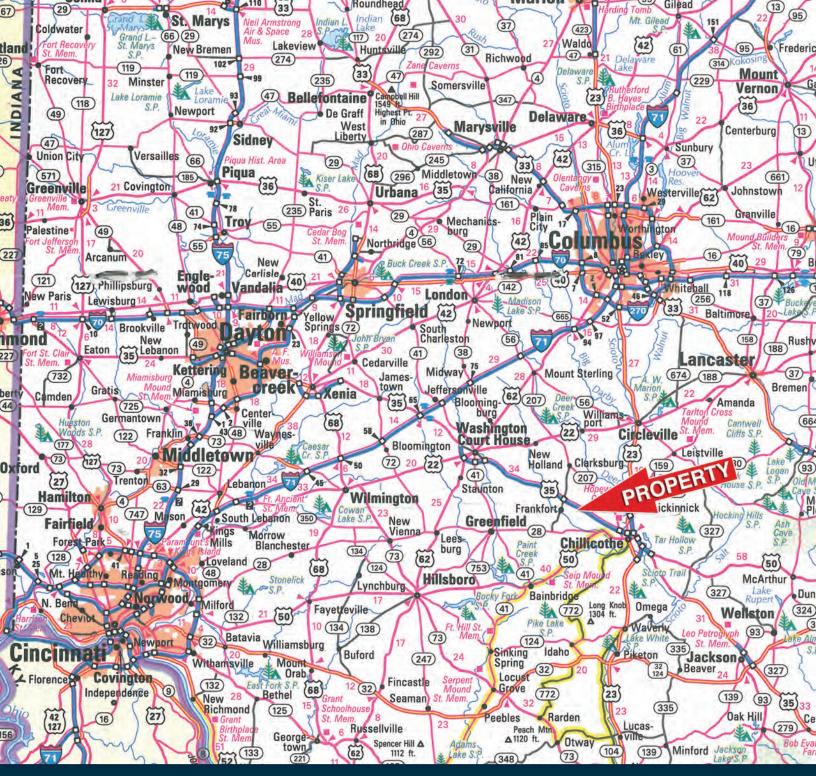


LOCATION MAPS AERIAL & TRACT MAP SURVEY SOILS MAP AND INDEXES FSA INFORMATION



Auction Manager: Nick Cummings, CAI 740-572-0756

950 North Liberty Drive, Columbia City, IN 46725 800.451.2709 or 260.244.7606 www.schraderauction.com



60 miles East of Dayton, OH 16 miles East of Washington Court House, OH 10 miles West of Chillicothe, OH

CONCORD TOWNSHIP ROSS COUNTY

DISCLAIMER

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

DEERELLD BR PICK KELLENBERGER Sullah (207) NY ROYAL SO ESYPT BUSH MILL RD 242 Creek SCIOTO OALTIN OR C550 UNION Ross Cour Airport ANDERSONVILLE 35 Andersonville PROPERT CONCORD RIVER DELAN Frankfort AUCTION (207) 35 Pleasant Val Wildlife Area 0 HOSP A2204 C550 PLEASANT VALLEY WILDLIFE AREA Pleasa Hopetown D Mound City Grou LICK Maple Grove 23 OHIO (104) ATTERSON STATION 3678 (159) 28 Adena State Memorial HTTLE TWELN 28 Story Mount CREEK RT Brewer Heights North For SCIOTO Avan Misso Chillieothe Ridge Randall HILL Bellevie Heights 772 50 (50) Ridge TURKEY Ridge TWIN Rourneville E Farrell (772)

PROPERTY LOCATION: At the intersection of US Route 35, Westfall Road and Simmons Road, Frankfort, OH

AUCTION LOCATION: Sunroom @ The Brick 113 East High Street Frankfort, OH 45628



RANKFOR

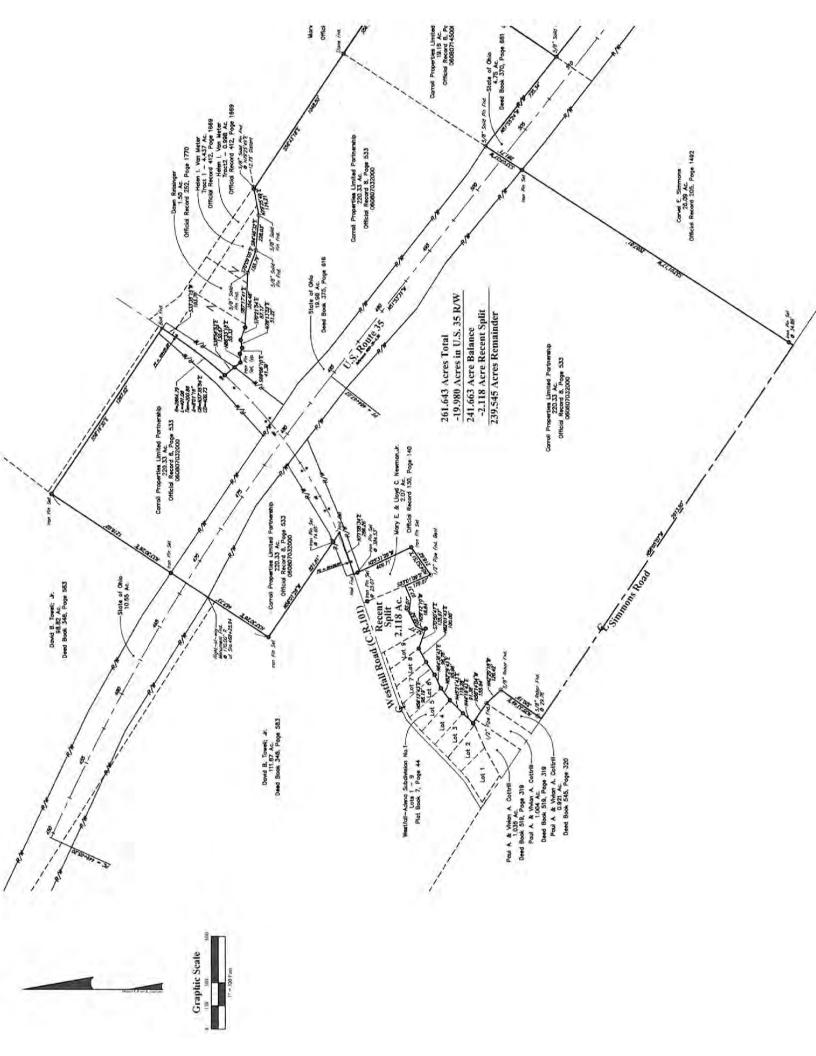
HAWNEE INDIAN VILLAGE 1774

OLD TOWN FOUNDED BY JOHN MCNEILL 1816 FRANKFORT 1827

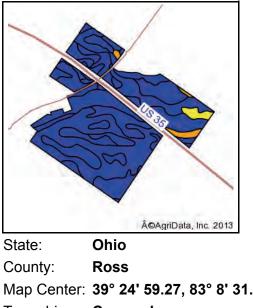
DIRECTIONS TO THE PROPERTY:

From US Route 35 (County Road 87), Frankfort exit - Take County Road 87 south 1.6 miles into Frankfort. In Frankfort, at the stop sign, turn left onto High Street. Go straight on High Street (which turns into East High Street) & travel .5 miles to Westfall Road. Turn left on Westfall Road and travel 1.8 miles to the property.









County:	Ross
Map Center:	39° 24' 59.27, 83° 8' 31.19
Township:	Concord
Acres:	240.66
Date:	8/23/2013



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

Maps provided by: Surety ©AgriData, Inc 2013 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Kentucky bluegrass	Orchardgrass alfalfa hay	Orchardgrass red clover hay	Soybeans	Tall fescue	Winter wheat
Кр	Kokomo silty clay loam	81.47	33.9%		llw	158	4.1	4.4	5.2	54	6.2	62
CgB	Celina silt loam, 2 to 6 percent slopes	42.07	17.5%		lle	130	3.6	5.4	4.5	45	5.6	54
MhB	Miamian silt loam, 2 to 6 percent slopes	40.78	16.9%		lle	130	3.6	6	4.4	45	5.6	54
Ge	Gessie silt loam, occasionally flooded	33.38	13.9%		llw	155	3.1	3.5	4.3	50	8	
MhB2	Miamian silt loam, 2 to 6 percent slopes, eroded	17.18	7.1%		lle	125	3.4	5.8	4.2	40	5.4	50
CvA	Crosby silt loam, 0 to 2 percent slopes	16.82	7.0%		llw	127	3.6	3.4	4.4	40	5.6	50
MhD2	Miamian silt loam, 12 to 20 percent slopes, eroded	4.22	1.8%		IVe	95	3	4.8	3.5	25	4.5	25
KeC2	Kendallville-Eldean complex, 6 to 12 percent slopes, eroded	3.23	1.3%		llle	115	3.4	4.6	3.9	35	4.5	40
MhC2	Miamian silt loam, 6 to 12 percent slopes, eroded	1.51	0.6%		llle	115	3.2	5.3	3.9	35	5	45
			We	eighted A	Average	141.5	3.7	4.8	4.6	47.5	6.1	47.9





Page 1 of 1

Base Data				Feature not found
	45000			
Parcel: 0608071 Owner: PREMIE	FARMS, LLC			
	S (NORTH SIDE) RD			
				[+] Map this property.
Mailing Addres			Property Addres	55
Mailing Name:	PREMIER FARMS, LLC		Owner Name:	PREMIER FARMS, LLC
Address:	1449 S 700 E		Address:	SIMMONS (NORTH SIDE) RD
City State Zip:	ELWOOD IN 46036		- m	
Geographic				
City:	UNINCORPORATED			
Township:	CONCORD TOWNSHIP			
School District:	ADENA LSD			
Legal				
Legal Description:	N SD SIMMONS RD A	GR 19.16 AC 8-7-145 0008/0	0533	
Neighborhood:			Land Use:	100 - Agricultural Vacant Land
Legal Acres:	19.16		Number of Cards:	1
Tax District:	CONCORD - ADENA L	SD	Range Township Section	: 0-0-0
Net Annual Tax:	163.68			
Tax Credits				
Receives 2.5% Homes Rollback:	te NO			
Ronback.	NO			
Receives Homestead Reduction:				
Receives Homestead				
Receives Homestead Reduction:		Appraised (100%)		Assessed (35%)
Receives Homestead Reduction:		Appraised (100%) \$13,090.00		Assessed (35%) \$4,580.00
Receives Homestead Reduction: Valuation				
Receives Homestead Reduction: Valuation Land Value:		\$13,090.00		\$4,580.00
Receives Homestead Reduction: Valuation Land Value: Building Value:		\$13,090.00 \$0.00		\$4,580.00 \$0.00

GIS parcel shapefile last updated 10/10/2013 6:43:46 AM. CAMA database last updated 9/9/2013 9:42:59 AM.

Page 1 of 1

[+] Map this property. roperty Address wner Name: PREMIER FARMS, LLC wdress: 10800 WESTFALL RD d Use: 199 - Other Agricultural Use (Qualified for CAmber of Cards: nber of Cards: 1 ige Township Section: 0-0-0	35 AUV)
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[+] Map this property. TOPERTY Address where Name: PREMIER FARMS, LLC Idress: 10800 WESTFALL RD d Use: 199 - Other Agricultural Use (Qualified for CA mber of Cards: 1	
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d Use: 199 - Other Agricultural Use (Qualified for CA nber of Cards: 1	4UV)
nber of Cards: 1	AUV)
ge Township Section: 0-0-0	
Assessed (35%)	
\$118,450.00	
\$8,730.00	
\$91,620.00	
	\$118,450.00

Dhiu Nosis Report ID: FBA	-158EZ			epertment of A arm Service Ap lated 156 Far	ency		FARM: 2 Prepared: 10 Crop Year: 20 Page: 1	NIS KASAM HS
Operator Name ERIC & PALMER					Farm Identifiar 202 A 1985		Re	ton Number
Farms Associa None	ted with Operato	HT.						
CRP Contract H	amberja): None							
Farmiand	Cropland	DCP Cropland	WBP	WRPIEWP	CRP Cropiland	GRP	Farm Station	Number of Tracts
280.7	239.8	219.0	0.0	0.0	0.0	0.0	Active	Ť
State Conservation	Difter Conservation	Effective DCP Gropland	Double Cropped	MPUTWP			FANNWR	
0.0	0.9	219.6	0.0	0.0			- N	

Erop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	-48.4	391	71	0.0	0.0
CORN	56.5	60.5	101	0.0	0.0
SOVIELANS	106.8	3.7	32	0.0	0.0
Total Base Acres	-2118				

Remarks/Explanation Updated owner per theed and updated operator and name produced per request of name when

Trect Number: 7995 Description: Old T713 & T6008	FAV/WR
BIA Range Unit Number	History
HEL Status. HEL conservation system is being actively opplied	N
Westend Status - Vestions determinations not comparte	
WL Vigiations: Novi	

Farmland	Cropland	DCP Cropland		WBP	WRPJEWP	Creptand	GRP
233.7	219.0	219.6		0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropia		Double Cropped	MPLIFWP		
, a d	0.0	219.4		9.0	1.0		
Crop	Base Acreage	Direct Yield	-CC Yield	CCC-405 CRP Reduction	PTPP Reduction		
WHEAT	48.4	29	15	0-0	0.0		
CORN	56.5	101	101	0.0	0.0		
SOVEENIS	106.9	31	10	αp	0.0		
Total Base A	keres: 231.8						
Owners: PREMER FA	RMS LLC VIC A PALMER						

Producer Name and Address	idress					KE	KEPUKI UP COMMODITIES	UF C	VINIV.		I I I	2					CINZ SALAT WANDOW
PALMER PO BOX 70 MILLIAMSPORT, OH	43164-0070	020		H	AR	M	AND	FRAC	FARM AND TRACT DETAIL LISTING	LAII	, LIS	IIN	(7		-	DATE: 07/09/2013 PAGE: 1	PAGE: 1
NOTE: The following the collection to any agenc	statement of the folio y responsib	The following statements are made in accordance with the Privacy the collection of the following data. The data will be used to deterr to any agency responsible for enforcing the provisions of the Acts.	accordan he data wi g the prov	ce with t Il be use risions of	he Priva d to deh	cy Act a srmine e	of 1974(5 US Nigibility for a	C 552a), The issistance, F	Agricultural urnishing the	Adjustme data is vo	nt Act of 1 luntary, h	938, as am owever, with	lended, a	nd the Agr sistance c	The following statements are made in accordance with the Privacy Act of 1974(5 USC 552a). The Agricultural Adjustment Act of 1938, as amended, and the Agricultural act of 1949, as amended, authorized the collection of the following data. The data will be used to determine eligibility for assistance. Furnishing the data is voluntary, however, without it assistance cannot be provided. The data may be furnished	s amended, le data may	authorized be fumishe
Public reporting burden for this collection of information is estimated to average 15 min data needed, and completing and raviewing the collection of information. Send commu burden, to the Department of Agriculture, Clearance Officer, Ag Box 7630, Washingtom D.C. 20503. RETURN THIS COMPLETED FORM TO YOUR FSA COUNTY OFFICE.	n for this col pleting and tent of Agric THIS COM	lection of infor reviewing the ulture, Cleara PLETED FOR	rmation is collection ince Office tM TO YC	estimate of inform sr, Ag Bc	ad to av nation. xx 7630, COUN	Send co Washin TY OFFI	5 minules pe imments reg igton, D.C. 2 ICE.	r response, ir arding this bu 0250; and to	Icluding the tirr rden estimate the office of A	me for rev 1, or any o fanageme	iewing ins ther aspe int and Bu	structions, s ct of this co udget, Pape	searching Mection c	existing d of information Presented	Public reporting burden for this collection of information is estimated to average 15 minules per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing instructions and content of the collection of information. Send comments regarding this burden estimate, or any other aspect of this collection of information, and completing suggestions for reducing this burden estimate, or any other aspect of this collection of information, including suggestions for reducing this burden, to the Department of Agriculture, Clearance Officer, Ag Box 7630, Washington, D.C. 20250; and to the office of Management and Budget, Paperwork Reduction Project (OMB No. 0550-0004), Washington, D.C. 20503. RETURN THIS COMPLETED FORM TO YOUR FSA COUNTY OFFICE.	and maintai ons for reduc 0004). Wash	ning the ing this Ington,
Farm Tract CLU/ Number Number Field	5.51	Irrigation Crop/ Practice Commodity	ty Type	Int Use	Act Use	C/C Status	Reporting Unit	Reported I Quantity (Determined Ouantity	Crop Ph	Planting 1	Planting	End P	Producer	Producer	RMA	AVN
2121 7995 1	z	CORN	YEL	æ			A			1.1	13		1 f	1	TPIO C DALATER	DBR	Unit
2 2	z	CORN	YEL	GR			A	12.90				010			ERIC S PALMER		2570
Ð.	z	CORN	YEL	GR		_	A	6.20			5/25/13 0	01		E	ERIC S PALMER		0102
t ((2 2	CORN	AE A	GR GR		_	٨.	11.60				01		2	ERIC S PALMER		2570
2	zz	CORN		25			< <	6.40				01		Ð	ERIC S PALMER		2570
8	z	CORN	XEI Y	and and				00.10				10		5	ERIC S PALMER		2570
10	Z	CORN	YEL	GR			4	30.40		Vac Ser	5/25/13 0	5		-	ERIC S PALMER		2570
15	Z	CORN	YEL	GR			A	0001				10			ERIC S PALMER		2570
17	z	CORN	YEL	GR		5	A	7.30						00.001	ERIC S PALMER		2570
Photo Number/Legal Description: Old T713 & T6008	Description:	OId T713 & T1	6008							Croph	19			ŝ	ERIU S PALMER		2570
														5	0.000 0.000		
Crop/ Var/ Commodity Type		Irrigation Practice	lint Use	Rep	Reported Ouantity	Det	Determined Ouantity	Preveated Reported		Prevented Determined	Experime Reported	Experimental Reported	Expe	Experimental Determined	Volunteer Reported	Volunteer Determine	Volunteer Determined
CORN YEL	IL N		GR	2	219.60			Guman	Amuent	Am	Quantity	A.	Qua	Quantity	Quantity	Quantity	tity
arming Operation Totals	Totals																
Crop/ Var/ Commodity Type		Irrigation Practice	Int Use	Rep Qua	Reported Quantity	Det	Determined Quantity	Prevented Reported Onantity	Prevented Determined	nted nined	Experime Reported	Experimental Reported	Expe	Experimental	Volunteer Reported	Volunteer Determine	Volunteer Determined
CORN YEL	L N		GR	3	219.60					6	Annany	6	Quantury	hun	Quantity	Quantity	tity
ERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are frue and even reported for the farms as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for whether practice, and intended use is not planted if it is not included on the Report of Commodilies for this crop year. The signing of this form gives reps/commodilies and land uses on the above identification are the producer signs the FSA-578) will also be captured reprived.	tify to the be tims as applied ded use is t land uses o	st of my know icable. Absen tot planted if in in the above id	fiedge and t any diffe t is not in tentified la	d belief the rrent or c cluded or and. A sig	hat the contrary ontrary of the Re gnature	prior sut port of C	of crops/con psequent cer Commodities e date the pr	findities and tification filed for this crop oducer signs	land uses lis by any produ year. The sig the FSA-578	ted hereir loer for an ning of thi	i are true iy crop for s form giv be captur	and correct which NAP es FSA rep	and that coverag	all require le has bee ves author	ERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have een reported for the farms as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, the, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect rops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be cantured	nd land uses hat the appliv spect	able crop,
roducer's Signature (By)	3y)								Date								

State: County: County Office:	State: Ohio County: Ross County Office: Ross County Farm Service Agency	Agency		U.S. 201:	Departn Farm S 3-DCP C	U.S. Department of Agriculture Farm Service Agency 2013-DCP CCC-509B Worksheet	
C'ent	é	6		00			
crep	Base	Payment	Direct	ຽ	Payment	CC Payment Producer Name	Type Share Direct Annual
	Acres	Acres	Yield	Yield Rate	Rate		% Payment
L							
Harm	1016						1

Corr 56.5 48.0 101 101 0.28 ERIC S PALMER OP 100 56.5 48.0 101 101 0.28 MARC A PALMER OT 0 Soybeans 106.9 90.9 31 37 0.44 ERIC S PALMER OP 100 Nheat 106.9 90.9 31 37 0.44 ERIC S PALMER OP 100 Wheat 48.4 41.1 39 71 0.52 ERIC S PALMER OP 0 Wheat 48.4 41.1 39 71 0.52 ERIC S PALMER OP 0 48.4 41.1 39 71 0.52 ERIC S PALMER OP 0 48.4 41.1 39 71 0.52 MARC A PALMER 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Farm	2121							1	
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Ins 106.9 90.9 31 37 0.44 ERIC S PALMER OP 106.9 90.9 31 37 0.44 ERIC S PALMER OP 106.9 90.9 31 37 0.44 MARC A PALMER OT 48.4 41.1 39 71 0.52 ERIC S PALMER OP 48.4 41.1 39 71 0.52 ERIC S PALMER OP 48.4 41.1 39 71 0.52 ERIC S PALMER OP		S	56.5	48.0	101	101	0.28 MARC A PALMER	OT	0%	08
106.9 90.9 31 37 0.44 MARC A PALMER OT 48.4 41.1 39 71 0.52 ERIC S PALMER OP 48.4 41.1 39 71 0.52 ERIC S PALMER OP 48.4 41.1 39 71 0.52 MARC A PALMER OP	Soybeans	10	96.9	90.9	31	37	0.44 ERIC S PALMER	OP	100%	\$1.240
48.4 41.1 39 71 0.52 ERIC S PALMER OP 48.4 41.1 39 71 0.52 MARC A PALMER OP		10	96.9	90.9	31	37	0.44 MARC A PALMER	0 IO	00%	US SO
41.1 39 71 0.52 MARC A PALMER OT	Wheat	4	18.4	41.1	39	11	0.52 ERICS PALMER	đ	10/02	6834
		4	18.4	41.1	39	12	0.52 MARC A PALMER	TO	0%0	08
Total								E	otol.	104 03

Page 1 of 1

7/9/13 12:15 PM

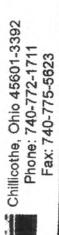
Disclaimer:

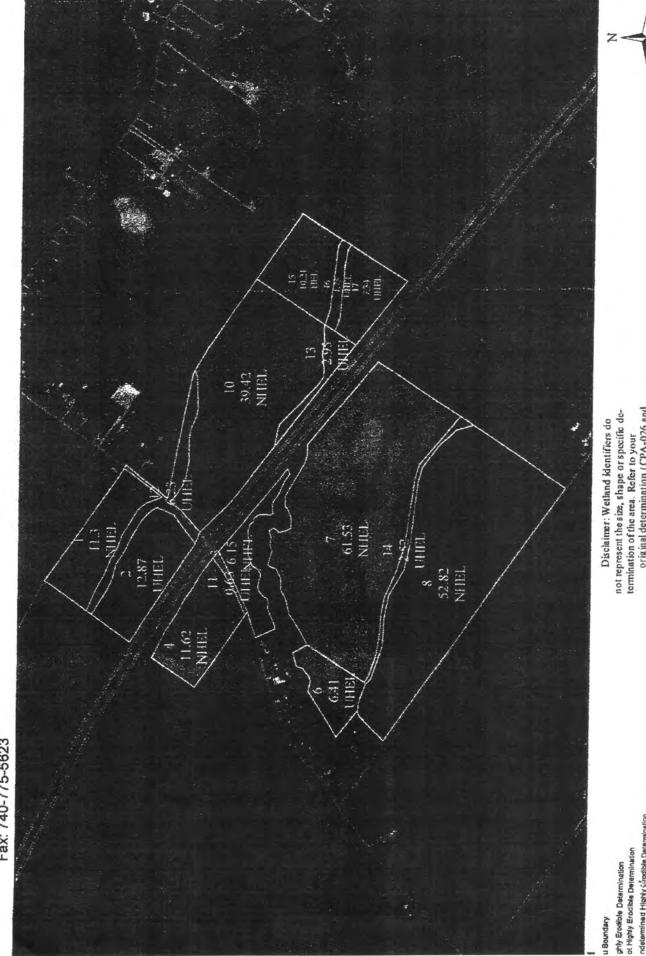
The amounts may vary due to changes in payment acres, payment yields, producer eligibility, or producer shares. The distribution of the form does not in any way obligate CCC to disburse the payment amounts reflected. The direct payment amounts reflected on this statement are based on 2013-DCP payment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

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.









ndetermined Highly Stodible Determination of Highly Erodible Determination ghly Erodible Determination

onservation Reserve Program

Determination Identifiers

Hed Restrictions utricted Use

impt from Conservation Comptance Provisions

1 in = 885 ft

attached maps) for exact wetland boundaries original determination (CPA-026 and and determinations, or contact NRCS.

unless otherwise indicated: All of the below are true