

Attention: Farmers, Investors, Developers

ROSS CO., CONCORD TWP., OHIO

**240±
Acres**

OFFERED IN 4 TRACTS

*Quality
Productive
Farmland*

**EXCELLENT KOKOMO
& CELINA SOILS**

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

real estate

AUCTION

Thursday, November 14 • 6 PM

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

INFORMATION BOOKLET

Booklet Index

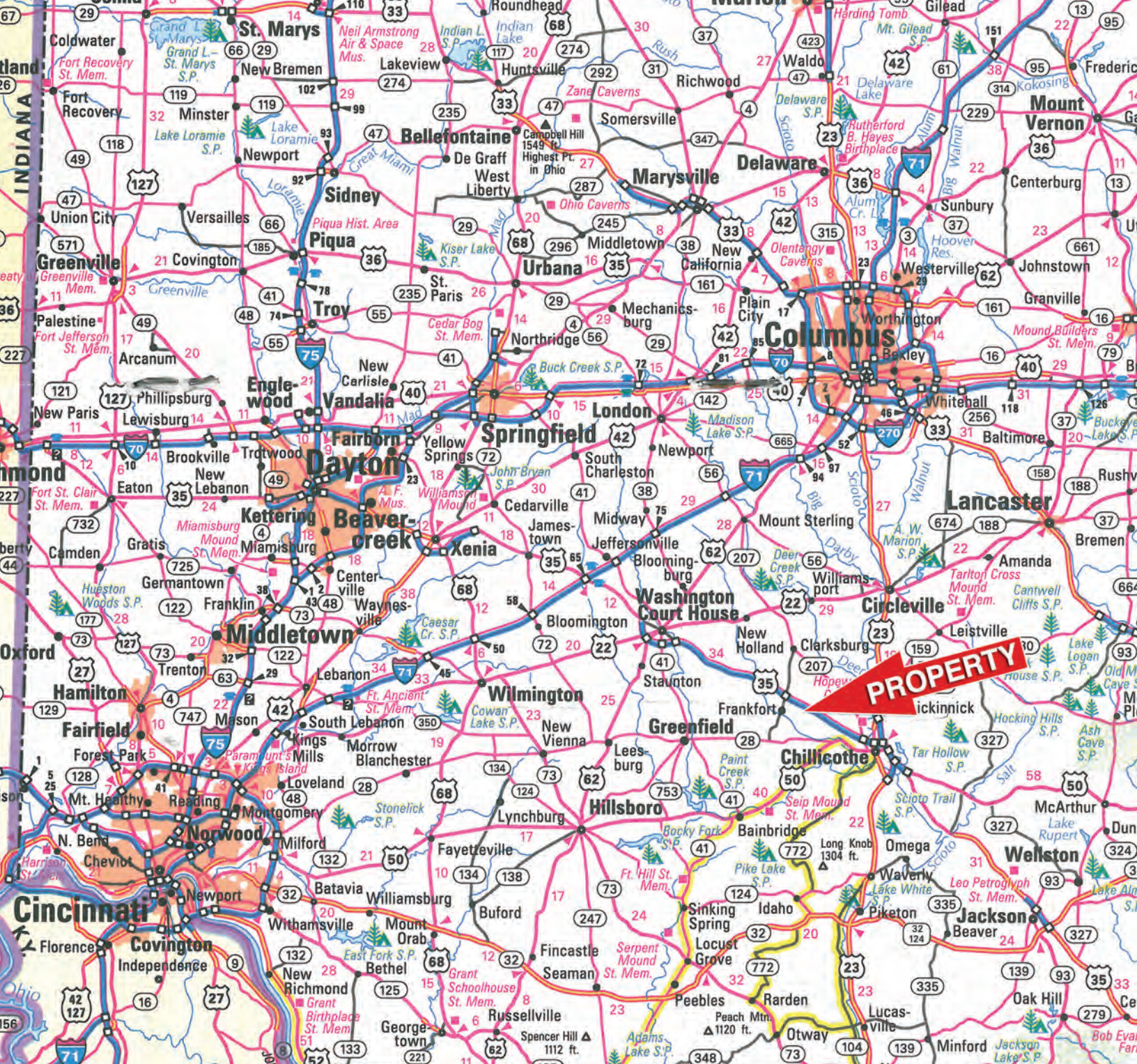
LOCATION MAPS
AERIAL & TRACT MAP
SURVEY
SOILS MAP AND INDEXES
FSA INFORMATION

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

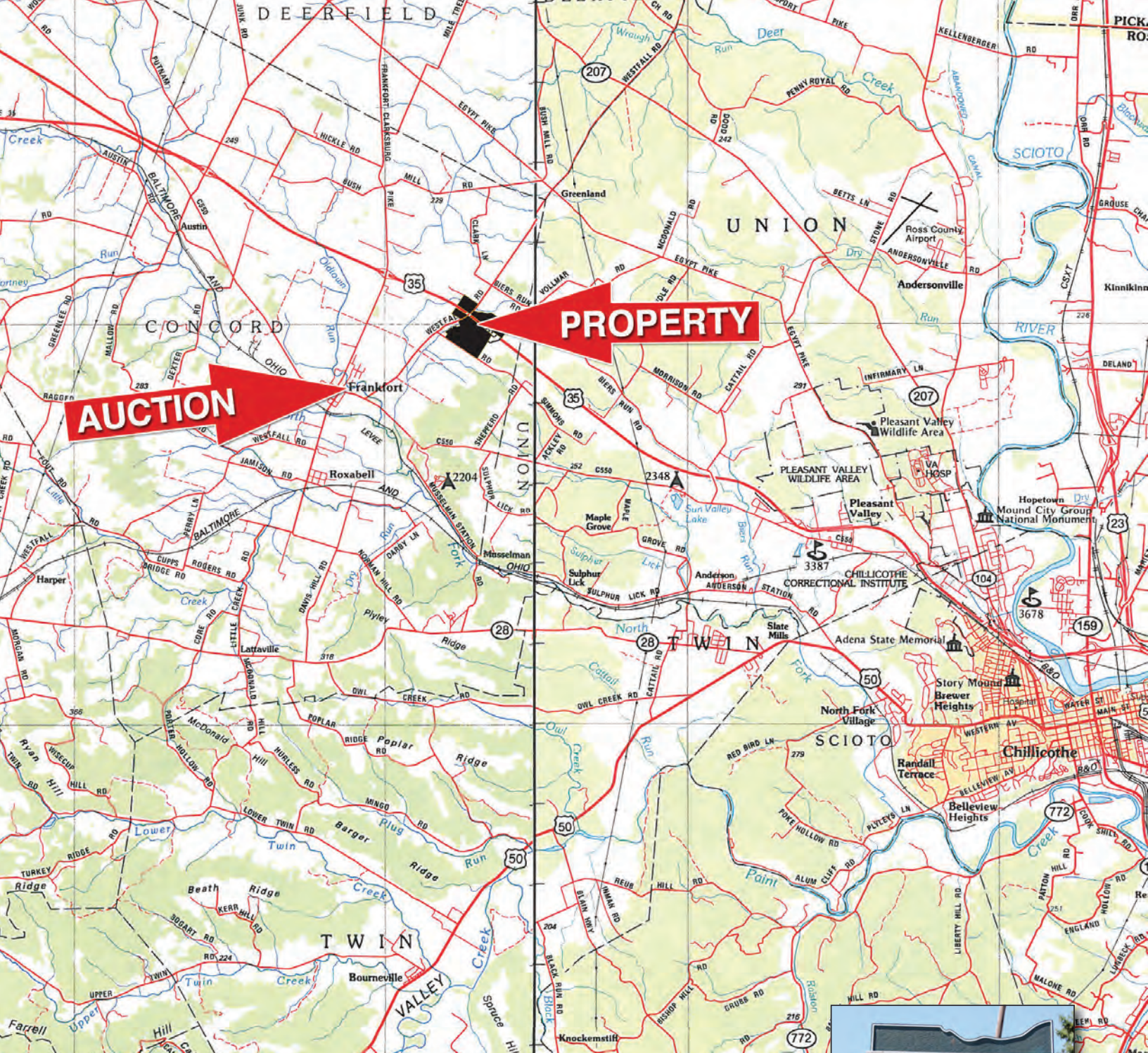
16 miles East of Washington Court House, OH

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.

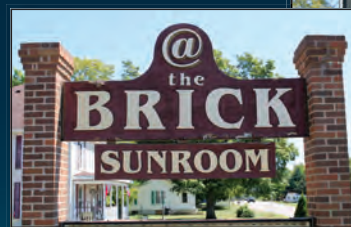


PROPERTY LOCATION: At the intersection of US Route 35, Westfall Road and Simmons Road, Frankfort, OH

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

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.





35

101

4

62.6 acres

3

26.7 acres

960 ft.

395 ft.

2

12.0 acres

600 ft.

825 ft.

1

139.1 acres

2,900 ft.

Westfall Rd

Simmons Rd



State: **Ohio**
 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.



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
Kp	Kokomo silty clay loam	81.47	33.9%		Ilw	158	4.1	4.4	5.2	54	6.2	62
CgB	Celina silt loam, 2 to 6 percent slopes	42.07	17.5%		Ile	130	3.6	5.4	4.5	45	5.6	54
MhB	Miamian silt loam, 2 to 6 percent slopes	40.78	16.9%		Ile	130	3.6	6	4.4	45	5.6	54
Ge	Gessie silt loam, occasionally flooded	33.38	13.9%		Ilw	155	3.1	3.5	4.3	50	8	
MhB2	Miamian silt loam, 2 to 6 percent slopes, eroded	17.18	7.1%		Ile	125	3.4	5.8	4.2	40	5.4	50
CvA	Crosby silt loam, 0 to 2 percent slopes	16.82	7.0%		Ilw	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%		Ille	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%		Ille	115	3.2	5.3	3.9	35	5	45
Weighted Average						141.5	3.7	4.8	4.6	47.5	6.1	47.9





Data For Parcel 060807145000

Base Data

Feature not found.

Parcel: 060807145000
Owner: PREMIER FARMS, LLC
Address: SIMMONS (NORTH SIDE) RD

[+] Map this property.

Mailing Address

Mailing Name: PREMIER FARMS, LLC
Address: 1449 S 700 E
City State Zip: ELWOOD IN 46036

Property Address

Owner Name: PREMIER FARMS, LLC
Address: SIMMONS (NORTH SIDE) RD

Geographic

City: UNINCORPORATED
Township: CONCORD TOWNSHIP
School District: ADENA LSD

Legal

Legal Description:	N SD SIMMONS RD AGR 19.16 AC 8-7-145 0008/0533	Land Use:	100 - Agricultural Vacant Land
Neighborhood:		Number of Cards:	1
Legal Acres:	19.16	Range Township Section:	0-0-0
Tax District:	CONCORD - ADENA LSD		
Net Annual Tax:	163.68		

Tax Credits

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

Valuation

	Appraised (100%)	Assessed (35%)
Land Value:	\$13,090.00	\$4,580.00
Building Value:	\$0.00	\$0.00
Total Value:	\$13,090.00	\$4,580.00
CAUV Value:	\$12,510.00	\$4,380.00
Taxable Value:		\$4,380.00

[Click Here to Report a Discrepancy](#)

Data For Parcel 060807032000

Base Data

Parcel: 060807032000
Owner: PREMIER FARMS, LLC
Address: 10800 WESTFALL RD



[+] Map this property.

Mailing Address

Mailing Name: PREMIER FARMS, LLC
Address: 1449 S 700 E
City State Zip: ELWOOD IN 46036

Property Address

Owner Name: PREMIER FARMS, LLC
Address: 10800 WESTFALL RD

Geographic

City: UNINCORPORATED
Township: CONCORD TOWNSHIP
School District: ADENA LSD

Legal

Legal Description: 10800 WESTFALL RD AGR 8-7-32 0008/0533
Neighborhood:
Legal Acres: 220.33
Tax District: CONCORD - ADENA LSD
Net Annual Tax: 3423.66

Land Use: 199 - Other Agricultural Use (Qualified for CAUV)
Number of Cards: 1
Range Township Section: 0-0-0

Tax Credits

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

Valuation

	Appraised (100%)	Assessed (35%)
Land Value:	\$338,430.00	\$118,450.00
Building Value:	\$24,940.00	\$8,730.00
Total Value:	\$363,370.00	\$127,180.00
CAUV Value:	\$236,830.00	\$82,890.00
Taxable Value:		\$91,620.00

[Click Here to Report a Discrepancy](#)

Ohio
Ross
Report ID: FSA-158E2

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

FARM: 2121
Prepared: 1/8/13 8:58 AM
Crop Year: 2013
Page: 1 of 1

Operator Name: ERIC S PALMER Farm Identifier: 303 & 1885 Recor Number:

Farms Associated with Operator:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WR/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
233.7	219.6	219.6	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAYWR History	
0.0	0.0	219.6	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-595 CRP Reduction	PTPP Reduction
WHEAT	48.4	30	71	0.0	0.0
CORN	56.5	101	101	0.0	0.0
SOYBEANS	106.9	37	37	0.0	0.0
Total Base Acres:	211.8				

Remarks/Explanation: Updated owner per deed and updated operator and other producer per request of new owner

Tract Number: 7605 Description: Old T713 & T606 FAYWR 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
233.7	219.6	219.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	219.6	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-595 CRP Reduction	PTPP Reduction
WHEAT	48.4	30	71	0.0	0.0
CORN	56.5	101	101	0.0	0.0
SOYBEANS	106.9	37	37	0.0	0.0
Total Base Acres:	211.8				

Owners: PREMIER FARMS LLC

Other Producers: MARC A PALMER

FSA - 578 (Producer Print)

Producer Name and Address

ERIC S PALMER
PO BOX 70
WILLIAMSPORT, OH 43164-0070

REPORT OF COMMODITIES

FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2013

DATE: 07/09/2013

PAGE: 1

NOTE: 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 to any agency responsible for enforcing the provisions of the Acts.

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding 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. 0560-0004), Washington, D.C. 20503. RETURN THIS COMPLETED FORM TO YOUR FSA COUNTY OFFICE.

Farm Number	Tract Number	CLU/Field	Irrigation Practice	Crop/Commodity	Var/Type	Int Use	Act Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Planting Date	Planting Period	End Date	Producer Share	Producer Name	RMA Unit	NAP Unit
2121	7995	1	N	CORN	YEL	GR	GR	I	A	11.30		Yes	5/25/13	01		100.00	ERIC S PALMER		2570
		2	N	CORN	YEL	GR	GR	I	A	12.90		Yes	5/25/13	01		100.00	ERIC S PALMER		2570
		3	N	CORN	YEL	GR	GR	I	A	6.20		Yes	5/25/13	01		100.00	ERIC S PALMER		2570
		4	N	CORN	YEL	GR	GR	I	A	11.60		Yes	5/25/13	01		100.00	ERIC S PALMER		2570
		6	N	CORN	YEL	GR	GR	I	A	6.40		Yes	5/25/13	01		100.00	ERIC S PALMER		2570
		7	N	CORN	YEL	GR	GR	I	A	61.50		Yes	5/25/13	01		100.00	ERIC S PALMER		2570
		8	N	CORN	YEL	GR	GR	I	A	52.80		Yes	5/25/13	01		100.00	ERIC S PALMER		2570
		10	N	CORN	YEL	GR	GR	I	A	39.40		Yes	5/25/13	01		100.00	ERIC S PALMER		2570
		15	N	CORN	YEL	GR	GR	I	A	10.20		Yes	5/25/13	01		100.00	ERIC S PALMER		2570
		17	N	CORN	YEL	GR	GR	I	A	7.30		Yes	5/25/13	01		100.00	ERIC S PALMER		2570
Photo Number/Legal Description: Old T713 & T6008																			
Cropland: 219.67																			
Farmland: 233.75																			

Crop/Commodity	Var/Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity
CORN	YEL	N	GR	219.60							

Farming Operation Totals											
Crop/Commodity	Var/Type	Irrigation Practice	Int Use	Reported Quantity	Determined Quantity	Prevented Reported Quantity	Prevented Determined Quantity	Experimental Reported Quantity	Experimental Determined Quantity	Volunteer Reported Quantity	Volunteer Determined Quantity
CORN	YEL	N	GR	219.60							

CERTIFICATION: 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 been 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, type, 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 crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By) _____ Date _____

This program or activity will be conducted on a nondiscriminatory basis without regard to race, color, religion, national origin, sex, age, marital status, or disability.

State: Ohio
 County: Ross
 County Office: Ross 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
Farm 2121									
Corn	56.5	48.0	101	101	0.28	ERIC S PALMER	OP	100%	\$1,357
	56.5	48.0	101	101	0.28	MARC A PALMER	OT	0%	\$0
Soybeans	106.9	90.9	31	37	0.44	ERIC S PALMER	OP	100%	\$1,240
	106.9	90.9	31	37	0.44	MARC A PALMER	OT	0%	\$0
Wheat	48.4	41.1	39	71	0.52	ERIC S PALMER	OP	100%	\$834
	48.4	41.1	39	71	0.52	MARC A PALMER	OT	0%	\$0
Total:									\$3,431

7/9/13 12:15 PM

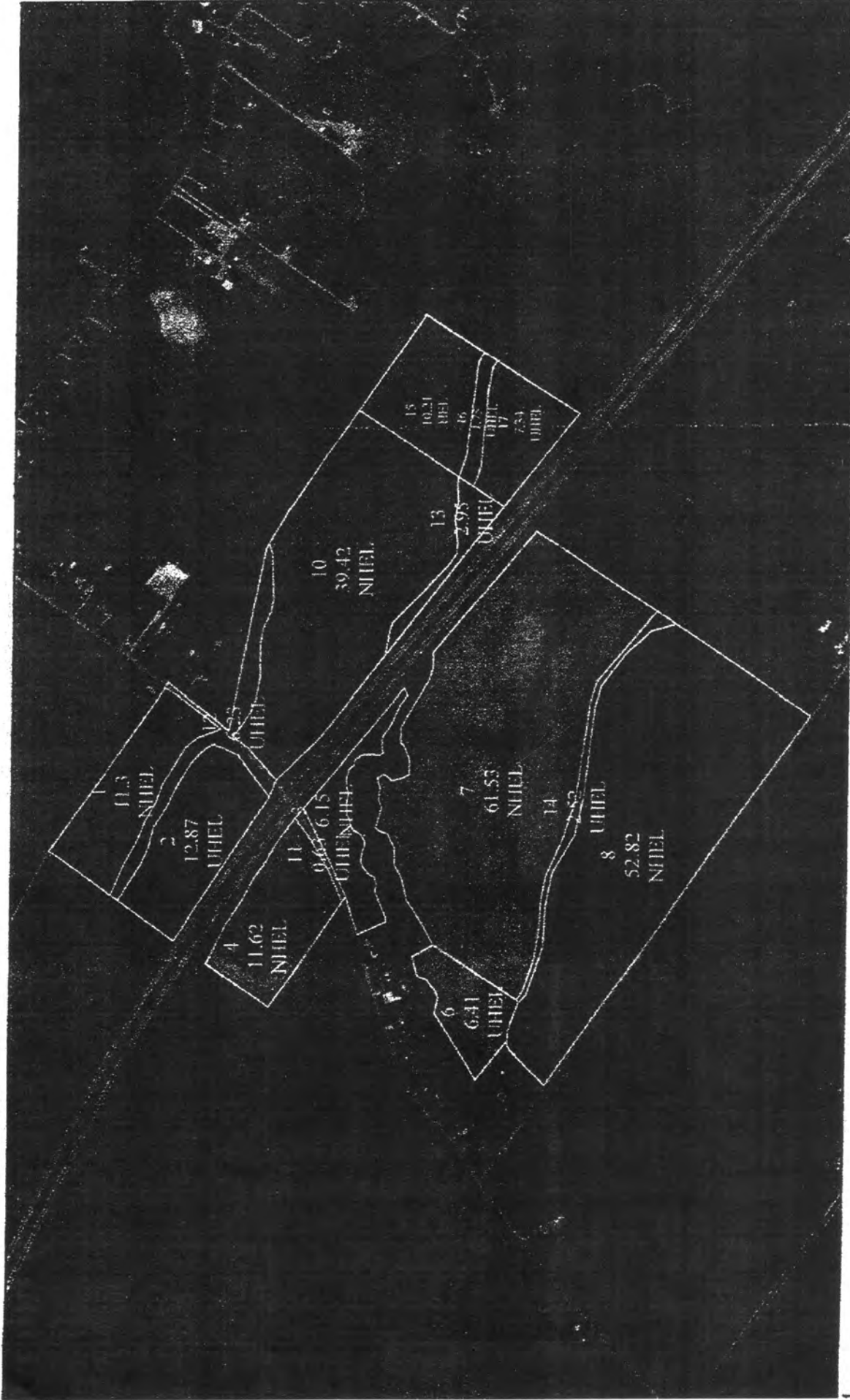
Disclaimer:

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 form 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.

Farm: 4121
Tract: 7995

Chillicothe, Ohio 45601-3392
Phone: 740-772-1711
Fax: 740-775-5623



1 in = 885 ft

Disclaimer: 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.

All of the below are true unless otherwise indicated:

- Boundary
- Highly Erodible Determination
- Highly Erodible Determination
- Redetermined Highly Erodible Determination
- Conservation Reserve Program
- Determination Identifiers
- Identified Use
- Identified Restrictions
- Identified from Conservation Compliance Provisions