

Ohio Real Estate Auction

Washington Court House, Ohio
Fayette County • Marion Township

198[±] Acres

Offered in 6 Tracts



Magnificent Rural Property
with 2 Homes



INFORMATION BOOKLET

- 6.5 Miles Northeast of Washington Court House
- 35 Miles Northwest of Chillicothe
- 38 Miles Southwest of Columbus

High Quality Tillable Land

m

3 Through Schrader's Maximum Marketing Method of Selling Real Estate you can bid on any tract, combination of tracts or the entire property. Put together the combination of tracts that best fits your needs and desires.



SCHRADER

Real Estate & Auction Co., Inc.

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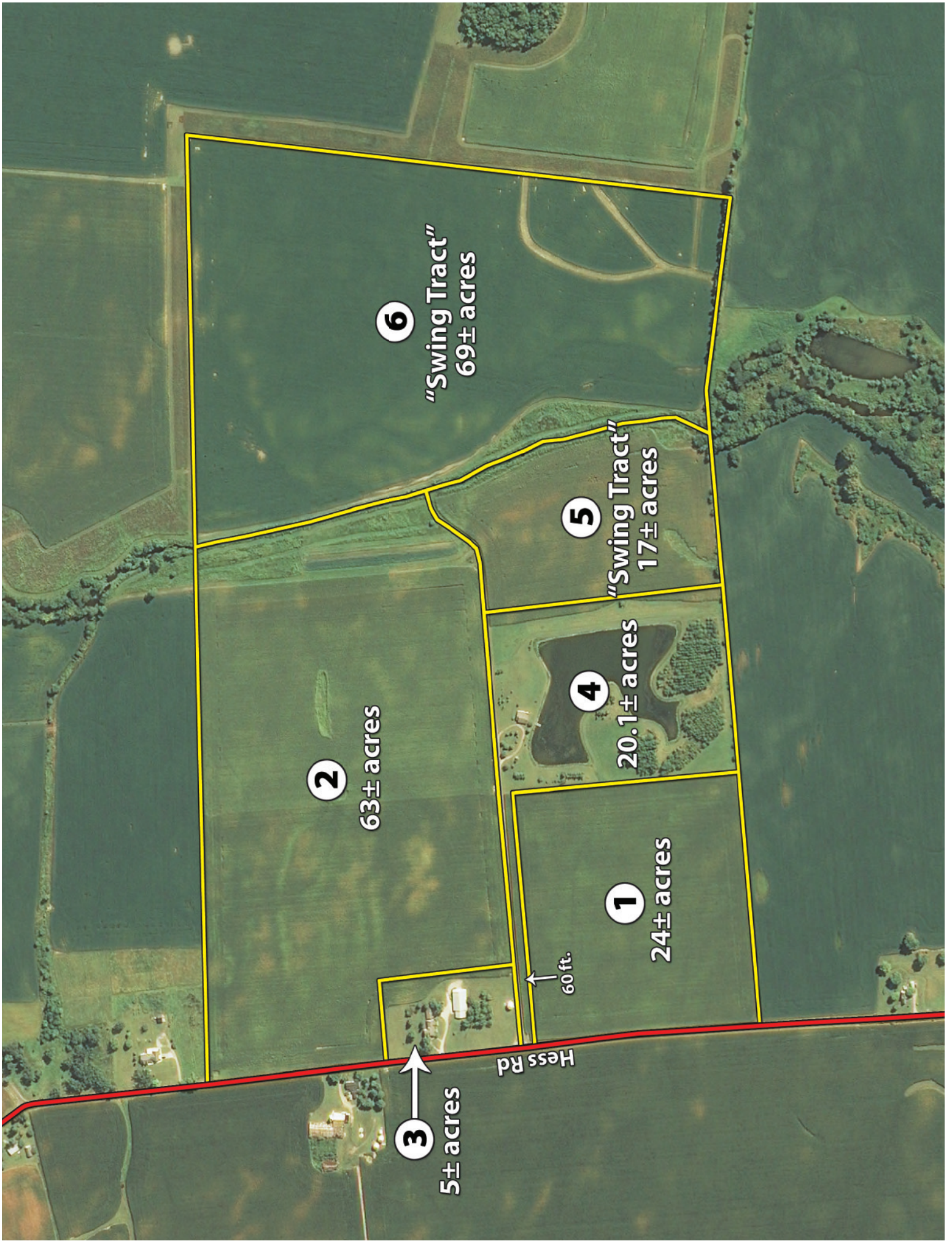
Thursday, September 18 • 6pm

Held at the Fayette Co. Fairgrounds

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.





3
5± acres

Hess Rd

60 ft.

1
24± acres

4
20.1± acres

5
"Swing Tract"
17± acres

2
63± acres

6
"Swing Tract"
69± acres

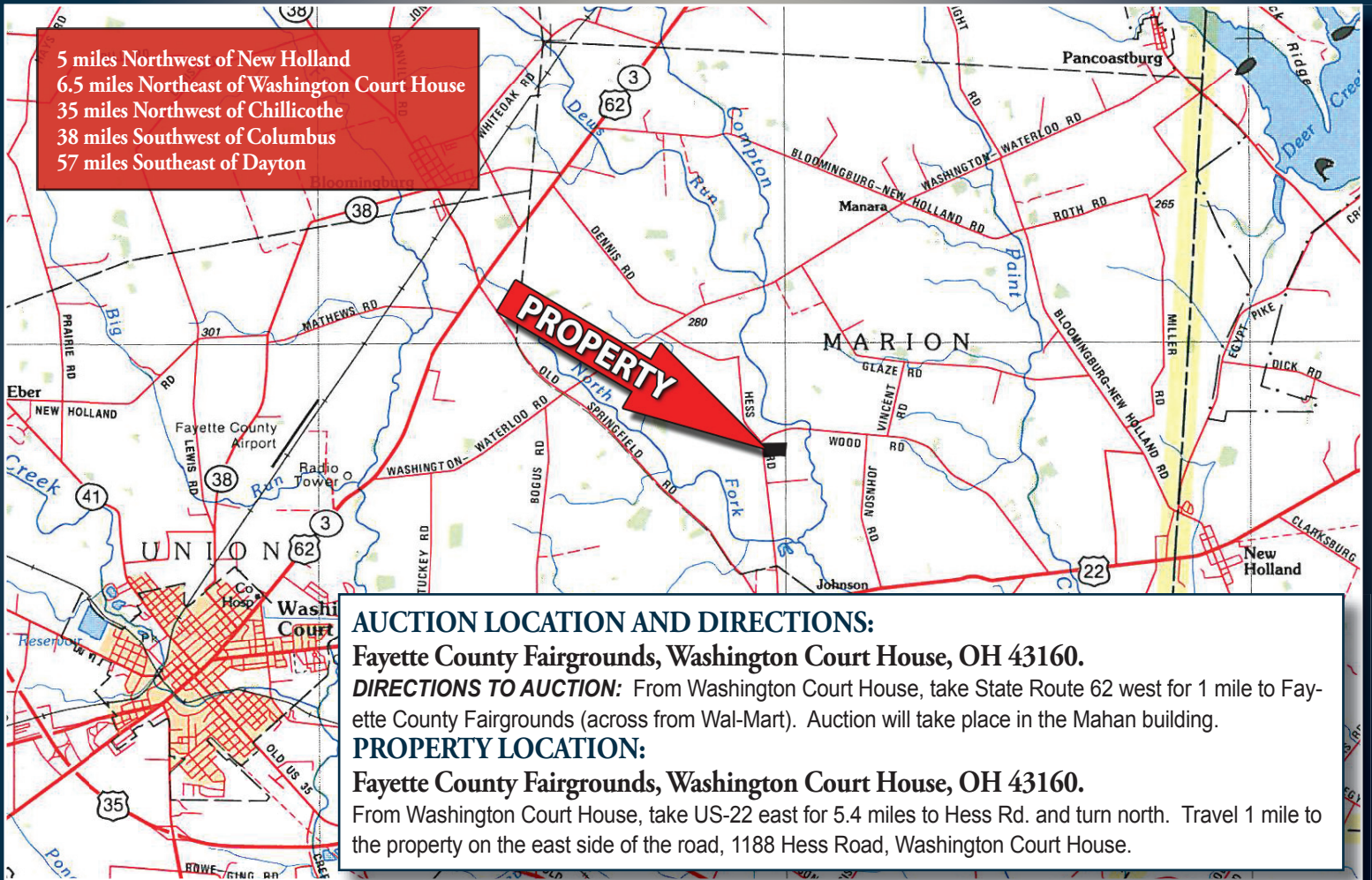


TRACT 2



TRACT 5

5 miles Northwest of New Holland
6.5 miles Northeast of Washington Court House
35 miles Northwest of Chillicothe
38 miles Southwest of Columbus
57 miles Southeast of Dayton



AUCTION LOCATION AND DIRECTIONS:

Fayette County Fairgrounds, Washington Court House, OH 43160.

DIRECTIONS TO AUCTION: From Washington Court House, take State Route 62 west for 1 mile to Fayette County Fairgrounds (across from Wal-Mart). Auction will take place in the Mahan building.

PROPERTY LOCATION:

Fayette County Fairgrounds, Washington Court House, OH 43160.

From Washington Court House, take US-22 east for 5.4 miles to Hess Rd. and turn north. Travel 1 mile to the property on the east side of the road, 1188 Hess Road, Washington Court House.



INSPECTION DATES:

Sunday, August 17 • 2-4PM

Saturday, August 23 • 9-11AM

Thursday, September 4 • 5-7PM

Meet a Schrader representative at the home on Tract 4.

TRACT 4



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 4



TRACT 4



TRACT 4



TRACT 4



TRACT 4



TRACT 2



TRACT 5



TRACT 6



TRACT 6

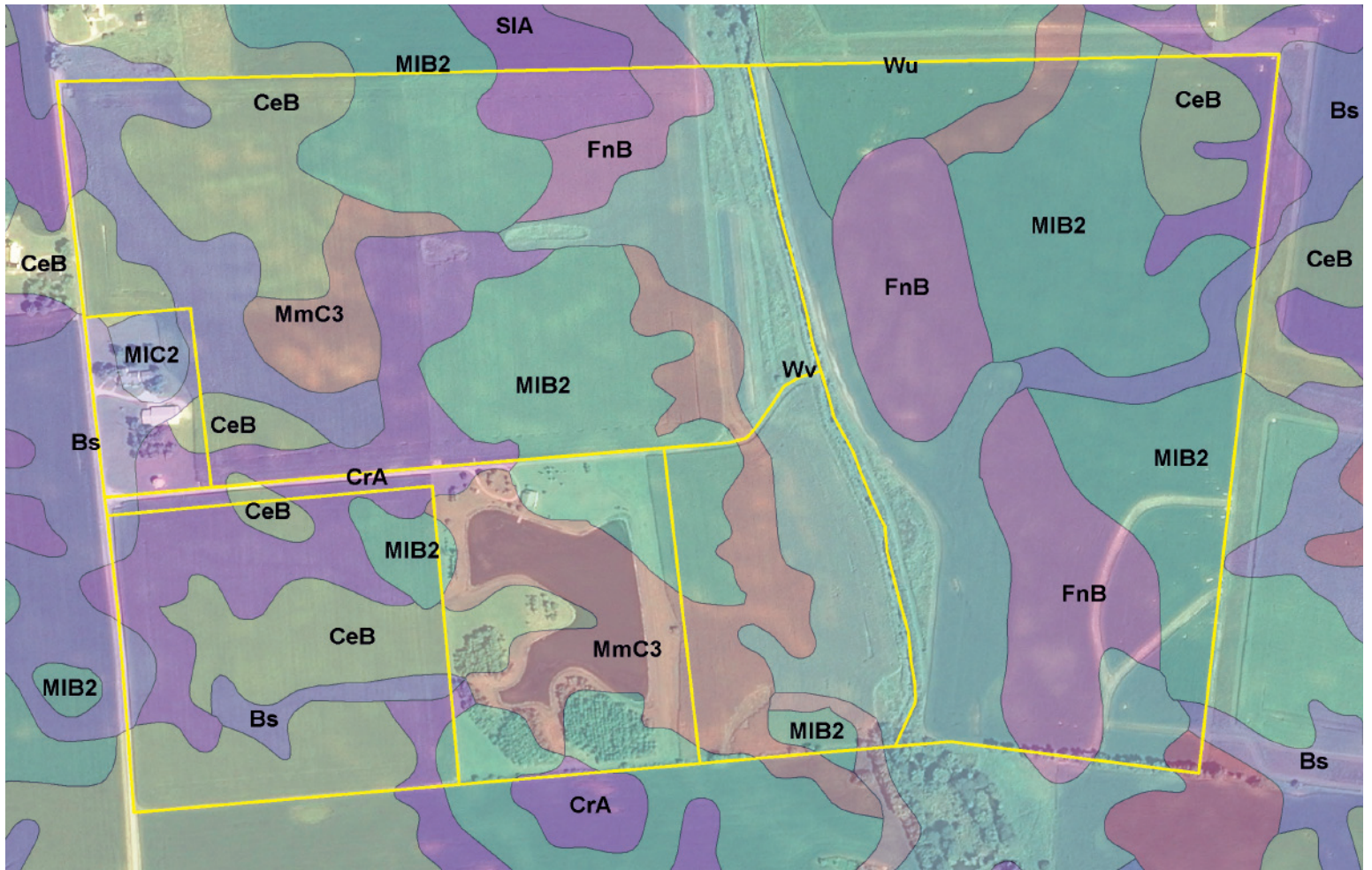


TRACT 6

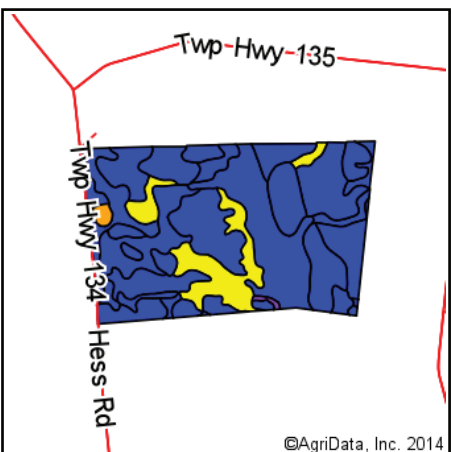
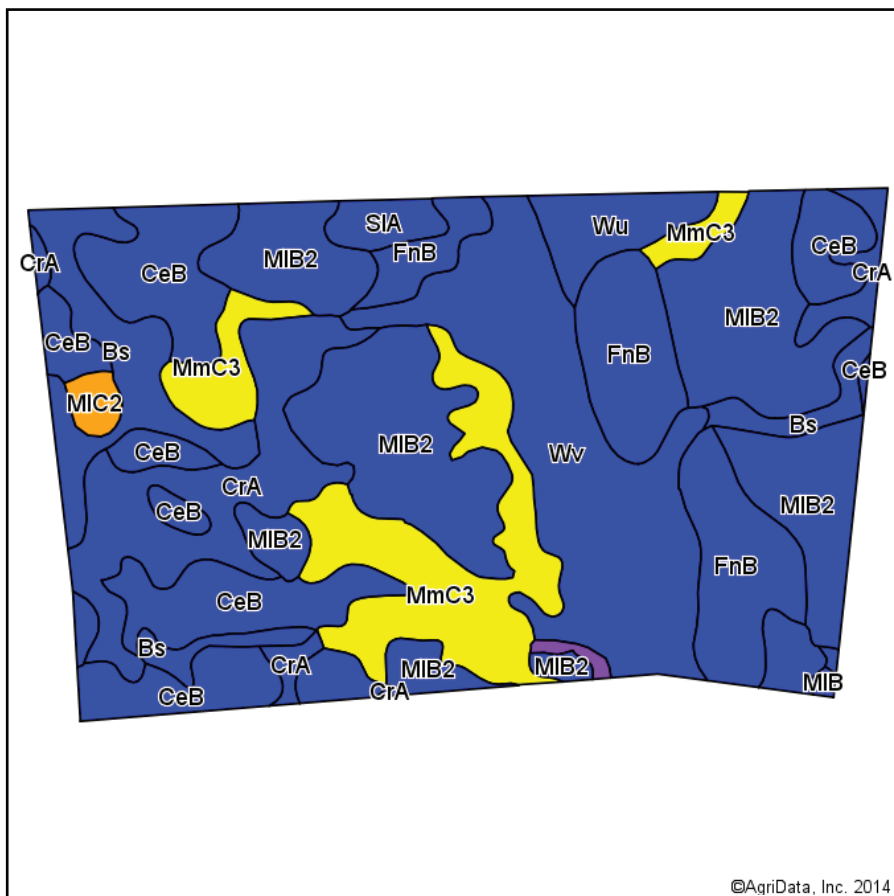


SURETY SOILS MAP





SOIL TYPES	
Symbol	Soil Name
MIB2	Miamian Silt Loam
Wv	Westland Silty Clay
CeB	Celina Silt Loam
MmC3	Miamian Clay Loam
FnB	Fox Silt Loam
CrA	Crosby Silt Loam
Bs	Brookston Silty Clay
Wu	Westland Silty Clay
SIA	Sleeth Silt Loam
MIC2	Miamian Silt Loam
MmD3	Miamian Clay Loam
MIB	Miamian Silt Loam



State: **Ohio**
 County: **Fayette**
 Location: **39° 33' 50.4, 83° 19' 47.33**
 Township: **Marion**
 Acres: **198.35**
 Date: **3/31/2014**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

©AgriData, Inc. 2014

Viewing soils data as of 2/5/2014

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Corn silage	Grass legume hay	Oats	Soybeans	Winter wheat
MIB2	Miamian silt loam, 2 to 6 percent slopes, moderately eroded	49.72	25.1%		Ile	110		4.5	75	35	45
Wv	Westland silty clay loam, overwash	31.89	16.1%		Ilw	130		5	75	38	35
CeB	Celina silt loam, 2 to 6 percent slopes	28.54	14.4%		Ile	110		5	75	40	45
MmC3	Miamian clay loam, 6 to 12 percent slopes, severely eroded	23.14	11.7%		IVe			2.5	45	18	24
FnB	Fox silt loam, 2 to 6 percent slopes	20.78	10.5%		Ile	95	17	4	75	30	40
CrA	Crosby silt loam, 0 to 2 percent slopes	19.75	10.0%		Ilw	110		5	75	40	40
Bs	Brookston silty clay loam	14.75	7.4%		Ilw	130		5	80	40	45
Wu	Westland silty clay loam	5.05	2.5%		Ilw	130		5	75	38	40
SIA	Sleeth silt loam, 0 to 2 percent slopes	2.47	1.2%		Ilw	115		4.5	75	40	40
MIC2	Miamian silt loam, 6 to 12 percent slopes, moderately eroded	1.40	0.7%		IIIe	95		4	70	30	35
MmD3	Miamian clay loam, 12 to 18 percent slopes, severely eroded	0.56	0.3%		Vle			2.5	45		
MIB	Miamian silt loam, 2 to 6 percent slopes	0.30	0.2%		Ile	110		5	85	40	45
Weighted Average						100.5	1.8	4.5	71.8	34.6	39.5

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



FSA INFORMATION



Ohio
 Fayette
 Report ID: FSA-156EZ

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

FARM: 868
 Prepared: 10/25/11 8:39 AM
 Crop Year: 2012
 Page: 1 of 1

Operator Name: BRUCE C CHILCOTE
 Farm Identifier:
 Recon Number:

Farms Associated with Operator:
 878, 1540, 3610, 3611, 4041, 4042

CRP Contract Number(s): 473 , 792

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
197.3	170.9	170.9	0.0	0.0	15.8	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	155.1	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	18.3	0.0	0.0	46	46	24.4	0.0
CORN	130.5	0.0	0.0	107	107	4.9	0.0
Total Base Acres:	148.8						

Tract Number: 219 Description L6 1A 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
197.3	170.9	170.9	0.0	0.0	15.8	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	155.1	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	18.3	46	46	0.0	0.0	0	24.4	0.0
CORN	130.5	107	107	0.0	0.0	0	4.9	0.0
Total Base Acres:	148.8							

Owners: NANETTE ZEYSING MARLENE CHILCOTE
 LORETTA MILLER
 Other Producers: None



Fayette County Farm Service Agency
 1415 US Rt 22 SW
 Washington OH Ohio 43160
 Phone: 740-335-0890
 Fax: 740-335-2434

Farm: 868
 Tract: 219

Print Date: 12/2/2013



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

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

All of the below are true unless otherwise indicated.
 All crops=Non-irrigated
 All crops used for grain
 Wheat=SRW
 Corn=Yellow



1 inch = 477 feet

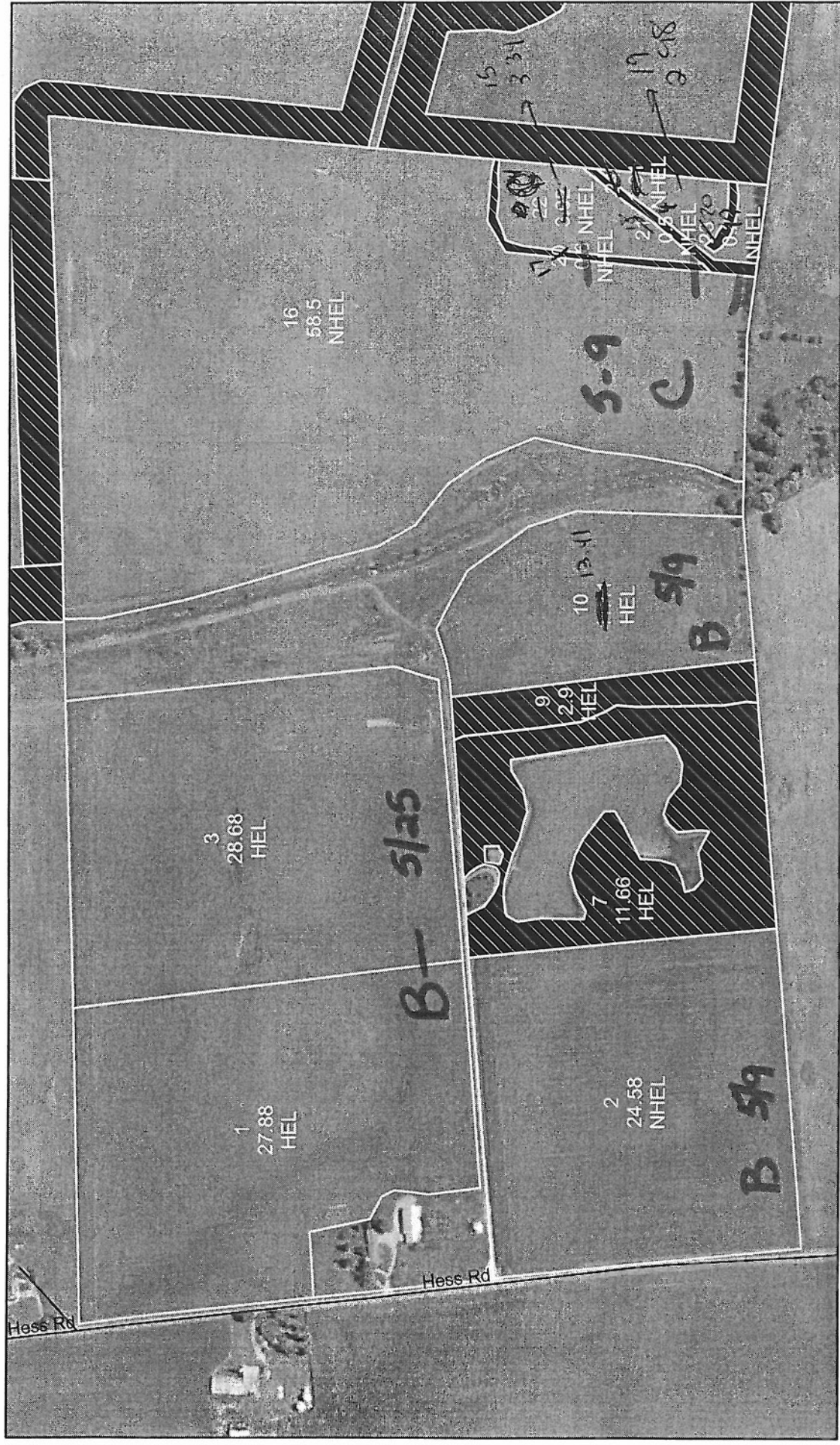
Legend

- CLU Boundary
- Wetland Determination Identifiers
 - Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Highly Erodible Land Determination HEL
- Not Highly Erodible Land Determination NHEL
- Undetermined Highly Erodible Land Determination UHEL
- Conservation Reserve Program CRP

FARM: 868
TRACT: 219

Print Date: 11/6/2013

Fayette County Farm Service Agency
1415 US Rt 22 SW
Washington OH Ohio 43160
Phone: 740-335-0890
Fax: 740-335-2434



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1 inch = 475 feet

All of the below are true unless otherwise indicated:
All crops=Non-Irrigated
All crops used for grain
Wheat=SRW
Com=Yellow
Soybeans=COM

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 contact NRCS.

Legend

- CLU Boundary
- Wetland Determination Identifiers
 - Restricted Use
 - ▽ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- HEL Highly Erodible Land Determination
- NHEL Not Highly Erodible Land Determination
- UHEL Undetermined Highly Erodible Land Determination
- CRP Conservation Reserve Program



AUDITOR PROPERTY DATA CARDS





Fayette County Auditor
Mike Smith

Site Provided by...
 governmentmax.com 1.12

Payments



Parcel ID
 1 of 1

Parcel Info

- Summary
- Residential
- Commercial
- Land
- Improvements
- Transfer
- Payments**
- Printable Tab
- Image
- Property Report

Parcel ID	Address	Index Order	Card(s)
120-014-0-00-010-00	1188 NE HESS RD	Parcel ID	2
Current Owner(s)	CHILCOTE MARLENE B ETAL	Tax District	120
Billing Address	CHILCOTE MARLENE B ETAL	Certified Delinquent Year	
	6958 WASH-WATERLOO RD	Delinquent Payment Plan	No
	NE	Top Payments Made	\$0.00
	WASHINGTON C.H. OH	(Treasurer's Optional Payment)	
	43160	(NOTE: May represent multiple parcels.)	

Last Updated 09/22/2010

TAXABLE VALUE

Land	\$86,950
Improvements	\$71,930
Total	\$158,880

Search By

- Parcel ID**
- Owner
- Street Address
- Sales

Site Functions

- Property Search**
- Contact Us
- On-Line Help
- Fayette Home
- Home

Current Year Tax Detail

	Prior Delq	Adj-Del	December	Adj-Dec	June	Adj-Jun
ReCharge	\$0.00	\$0.00	\$4,070.66	\$0.00	\$4,070.66	\$0.00
Credit			\$388.77		\$388.77	
Sub Total	\$0.00		\$3,681.89		\$3,681.89	
Rollback			\$368.19	\$0.00	\$368.19	\$0.00
Reduct			\$24.02		\$24.02	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Sub Total	\$0.00		\$3,289.68		\$3,289.68	
Int / Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Re Paid	\$0.00		\$3,289.68		\$3,289.68	
Re Owed	\$0.00		\$0.00		\$0.00	
Sa Paid	\$0.00		\$0.00		\$0.00	
Sa Owed	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$0.00	
Total Paid	\$0.00		\$3,289.68		\$3,289.68	\$6,579.36
Total Owed	\$0.00<-delq		\$0.00<-First		\$0.00<-fullyr.	

Detail of Special Assessments

Prior Delq	Adj-Del	December	Adj-Dec	June	Adj-Jun
No Records Found					

Payment Information for Current and Prior Year

Date	Half	Mach	Seq	TR	Proj	Prior	A-Charge	B-Charge	Surplus
02/10/14	1-13	1	91	2		\$0.00	\$3,289.68	\$3,289.68	\$0.00
06/18/13	2-12	1	467	3		\$0.00	\$0.00	\$3,243.59	\$0.00
02/19/13	1-12	1	114	2		\$0.00	\$3,243.59	\$0.00	\$0.00



Fayette County Auditor
Mike Smith

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Summary



Parcel ID
1 of 1

Parcel Info

Summary

- Printable Tab
- Residential
- Commercial
- Land
- Improvements
- Transfer
- Payments
- Image
- Property Report

Parcel ID	Address	Index Order	Card
120-014-0-00-010-001188	NE HESS RD	Parcel ID	1 of 2

Summary

Property Location	1188 HESS RD NE	No. of Stories	2.00
Tax District	120	Finished Square Footage	2834
Land Use	101 CASH GRAIN/GEN. FARM	Year Built	1940
Neighborhood	12000	Total Rooms	8
Acres	198.310	Full Bathrooms	1
		Half Bathrooms	1
		Bedrooms	4

Search By

- Parcel ID**
- Owner
- Street Address
- Sales

Legal Description
Property Information
SURVEY 10506

Site Functions

- Property Search**
- Contact Us
- On-Line Help
- Fayette Home
- Home

Owner Information
Owner Information
CHILCOTE MARLENE B ETAL
1188 HESS RD

Mail Information
CHILCOTE MARLENE B ETAL
6958 WASH-WATERLOO RD NE
WASHINGTON C.H. OH 43160

Assessment Info

Board of Revision	No
Homestead/Disability	No
2.5% Reduction	Yes
Divided Property	No
New Construction	No
Foreclosure	No
Other Assessments	No
Front Ft.	0

Mkt. Land	\$560,100
Cauv Value	\$248,420
Mkt. Improvement	\$205,500
Total	\$453,920

Annual Taxes	\$6,579.36
Taxes Paid	\$6,579.36

Recent Sale

Arms Length Sale	No
No. of Parcels	1
Deed Type	
Sale Amount	\$0

Sale Date	4/29/2014
Conveyance No.	187
Deed Number	affidavit

[Print](#) | [Back to List](#) | << First < Previous Next > Last >>



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Residential



Parcel ID
1 of 1

Parcel Info

Summary

Residential

- Printable Tab
- Commercial
- Land
- Improvements
- Transfer
- Payments
- Image
- Property Report

Search By

Parcel ID

- Owner
- Street Address
- Sales

Site Functions

Property Search

- Contact Us
- On-Line Help
- Fayette Home
- Home

Parcel ID	Address	Index Order	Card
120-014-0-00-010-001188	NE HESS RD	Parcel ID	1 of 2

Type	Attributes	Dimensional Attributes	Exterior Wall Type	Basement	Heating	Central Air	FirePlace(s)	Half Bathrooms	Full Bathrooms	Bsmt/Garage	Half Story Floor	Finished Basement
Style	No. of Stories	Finished Square Footage	WD/ALM	FULL CRAWL	BASE	CENTRAL	1	1	1		0	
Grade Structure	Total Rooms	First Floor Area										
Year Built	Bedrooms	Upper Floor Area										

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Fayette County Auditor
Mike Smith

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Improvements



Parcel ID
1 of 1

Parcel Info

- Summary
- Residential
- Commercial
- Land

Improvements

- Printable Tab
- Transfer
- Payments
- Image
- Property Report

Search By

- Parcel ID
- Owner
- Street Address
- Sales

Site Functions

- Property Search
- Contact Us
- On-Line Help
- Fayette Home
- Home

Parcel ID	Address	Index Order	Card
120-014-0-00-010-001188	NE HESS RD	Parcel ID	1 of 2

Improvements

Type	Improvements	Dimensions	Square Foot	Year Built	Value
	W/S WELL & SEPTIC		1 Each		
OUTBUILDING	07 SHOP	30 X 40	1200 SQUARE FEET	1990	\$9,200
OUTBUILDING	18 POLE BRN	56 X 80	4480 SQUARE FEET	1990	\$22,300
OUTBUILDING	26 BIN	30 X 18	0 SQUARE FEET	1966	\$1,300

[Print](#) | [Back to List](#) | << First < Previous Next > Last >>



TITLE CERTIFICATE



JUNK AND JUNK
ATTORNEYS AT LAW
213 N. MAIN STREET
WASHINGTON C.H., OHIO
43160

TROY T. JUNK
1887-1982
WILLIAM M. JUNK
1917-2013
WILLIAM T. JUNK

TELEPHONE
(740) 335-3231

August 19, 2014

Nanette Zeysing
Marlene Chilcote, Trustee
Loretta Miller

Dear Nanette, Marlene and Loretta,

The undersigned hereby certifies that he has made a thorough examination of the records of Fayette County, Ohio, as disclosed by the public indexes relating to the premises hereinafter described. The examination covers the period from January 2, 1959 until August 19, 2014.

“FOR LEGAL DESCRIPTION, SEE ATTACHED EXHIBIT A”

This certificate does not purport to cover matters not of record in said County, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file a mechanics' lien, special taxes and assessments not shown by the county treasurer's records, or zoning and other governmental regulations.

The undersigned further certifies that in his opinion based upon said records, the fee simple title to said premises is vested in the name of Nanette Zeysing, Marlene Chilcote (aka Chilcote), Trustee, and Loretta Miller, by a Certificate of Transfer recorded September 18, 1998 in Vol. 32, Page 682 and an Affidavit Terminating Life Estate recorded April 29, 2014 in Vol. 195, Page 3100 (Marlene Chilcote, aka Chilcote, conveyed her share to Bruce C. Chilcote and Marlene Chilcote, Trustees of the Marlene Chilcote Revocable Living Trust dated August 22, 2008 in Vol. 172, Page 935) in the Fayette County Recorder's Office; and that, as appears from said records, the title is marketable and free from encumbrances except and subject to the matters set forth herein:

1. Oil & Gas Lease to Dublin Energy, dated November 22, 1993, recorded on December 22, 1993 in Vol. 18, Page 234, assigned to Columbia Natural Resources on June 27, 1994 in Vol. 18, Page 736 and assigned to American Energy Services on June 21, 1995 in Vol. 19, Page 130.
2. Real Estate Tax
2014 – accrued, but not yet billed
Parcel No. 120-014-0-00-010-00
\$3,289.68/Half
Property qualifies for CAUV
3. A Trust Memorandum needs to be recorded for the Marlene Chilcote Revocable Living Trust dated August 22, 2008 setting forth all relevant information required by ORC 5301.255

Very truly yours,

JUNK AND JUNK ATTORNEYS

By:

EXHIBIT "A"

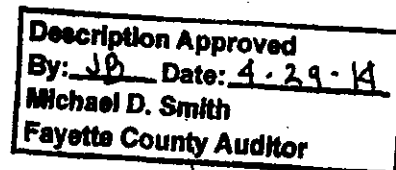
SITUATE IN THE STATE OF OHIO, COUNTY OF FAYETTE AND TOWNSHIP OF MARION:

FIRST TRACT: Beginning at a stake in the center of the Hess Road, southwest corner to Fuller Hess and the east line of Rebecca Rodgers; thence with the center of said road and the east line of said Rodgers S 9 deg E 20.59 chains to a stake in said line and corner to Mary J. Duff; thence with the north line of said Duff N. 82 ½ deg. E. 39.10 chains to a stake, northeast corner to said Duff; thence with said Duff's east line, S 3 deg. W. 13.97 chains to a stake corner to said Duff; thence S. 26 1/4 deg. E 1.45 chains to a stake, corner to Jesse Johnson; thence with the north line of said Johnson S. 85 ¾ deg. E. 16.55 chains to a stake in the line of said Johnson and corner to Della and Bell Lloyd; thence with their west line N 3 deg. E. 35.07 chains to a stone, corner to said Lloyd; thence with the south line of said Lloyd S. 86 deg. W. 60.18 chains to the beginning, containing 139.05 acres of land, more or less, being a part of Surveys No. 10506, 5056, 6570 and 8938.

SECOND TRACT: Beginning at a stake in the center of the Hess Road, southwest corner to Lot No. 10 of the subdivision in the partition of the lands of John Holland and in the line of Rebecca Rodgers; thence S. 9 deg E. 8.00 chains to a stone, corner to Rebecca Rodgers at an angle in the Hess Road; thence N 87 deg. W. 16.53 chains to an oak snag, corner to E. Bloomer's estate; thence S. 3 deg. W. 14.25 chains to a stake in the line of the Bloomer estate and the northwest corner to Lot No. 2 of said subdivision; thence S. 87 deg. E. 16.79 chains to a stake in the center of the Hess Road; thence N. 6 deg. W. 6.59 chains to a stake in the center of the Hess Road; thence N. 82 - ½ deg. 37.30 chains to a stake in the line of Jesse Johnson; thence N. 26 ¼ deg. W. (passing a stone corner to said Johnson at 0.66 chain), 2.11 chains to a stake corner to Loy No. 7 of said subdivision; thence N. 3 deg. E. 13.97 chains to a stake; thence S. 82 - ½ deg. W. 39.10 chains to the beginning, containing 84.37 acres, being a part of Surveys Nos. 5537, 10506 and 5056.

EXCEPTING therefrom that portion sold and conveyed by John Liniger and wife to Chares and Abby A. Holland by a certain deed dated March 30, 1916 and recorded in Fayette County Deed Record 40 at Page 605, containing 25.11 acres, more or less, and leaving 59.26 acres, more or less.

Prior Instrument Reference: Volume 93, Page 555 of the Deed Records of Fayette County, Ohio.





950 N. Liberty Drive Columbia City, IN 46725

800.451.2709 | 260.244.7606

SchraderAuction.com