

Union County • Marysville, Ohio
Leesburg & Taylor Twp. • Marysville Exempted Village School District

Central Ohio
Real Estate

AUCTION

181[±]
ACRES

OFFERED IN 4 TRACTS

Thursday, July 16 • 6 PM

Held at the Union County Fairgrounds Armory Building

- Great location with frontage on OH-4 and Macklin Rd.
- Productive, Tillable Land
- Potential Building Sites
- Wooded & Recreational Land
- Rural Home & Buildings
- This farm has been enrolled in CRP for over 20 years.

INFORMATION
BOOKLET

Schradere Auction.com

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 assume no liability for the information provided.



TRACT 4



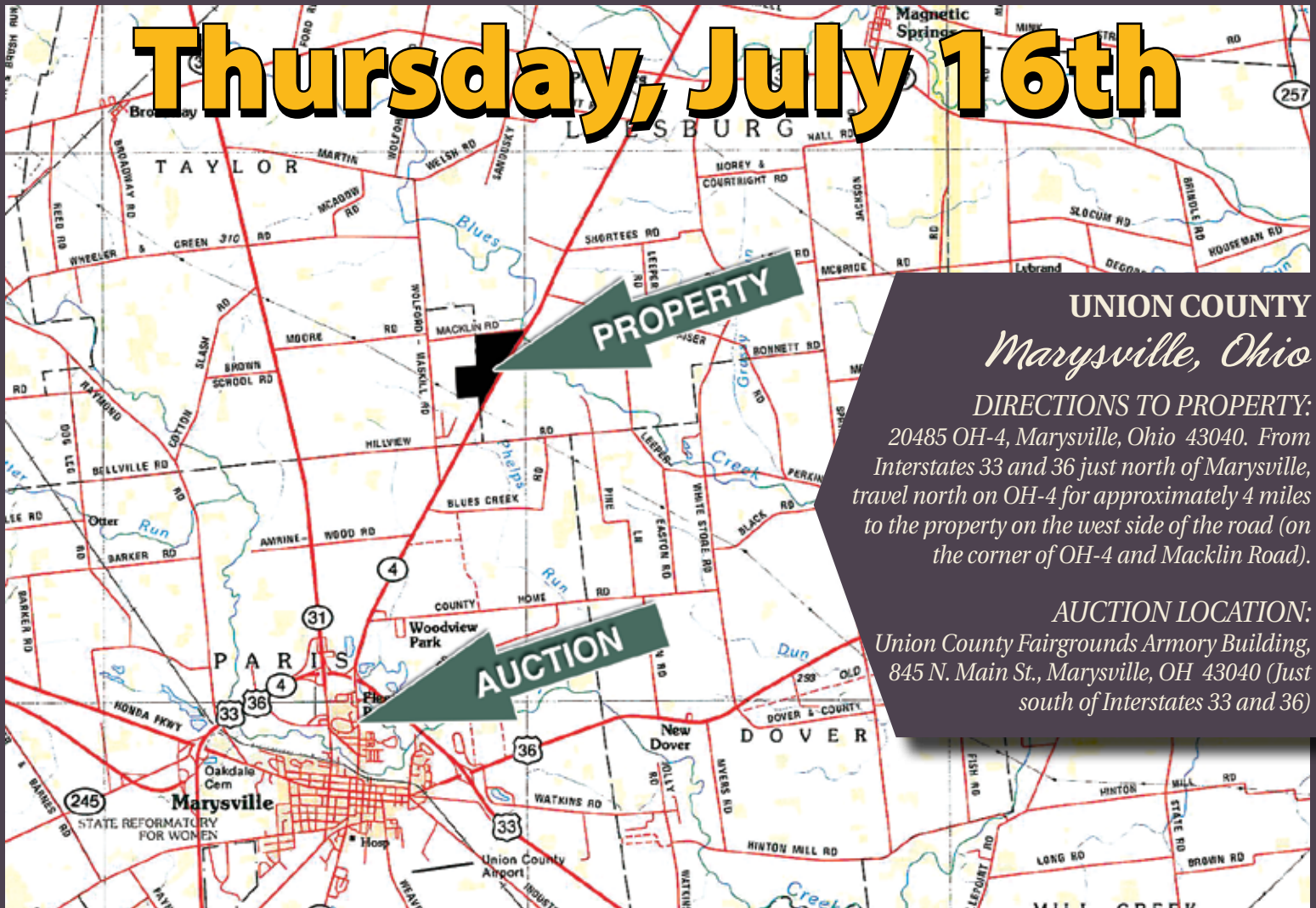
SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

Thursday, July 16th



UNION COUNTY
Marysville, Ohio

DIRECTIONS TO PROPERTY:
20485 OH-4, Marysville, Ohio 43040. From Interstates 33 and 36 just north of Marysville, travel north on OH-4 for approximately 4 miles to the property on the west side of the road (on the corner of OH-4 and Macklin Road).

AUCTION LOCATION:
Union County Fairgrounds Armory Building,
845 N. Main St., Marysville, OH 43040 (Just south of Interstates 33 and 36)

Inspection Dates:
Tuesday, June 16 • 4-6:00 PM
Thursday, July 2 • 4-6:00 PM

Meet a Schrader representative at the Home on Tract 2 for more information.

AUCTIONEER'S NOTE: *This farm offers a unique and rare opportunity to purchase land near Marysville, just across from Blues Creek Golf Club. The farm has been in CRP for over 20 years. Investigate the opportunity to have organic certification. Be prepared if you are a farmer, an investor, or are looking for the ideal location for the country estate you have always dreamed of owning and attend on July 16th at the Union County Fairgrounds.*

• The Farm is Out of CRP •

AUCTION MANAGER:
Dale Evans
260-894-0458 • 800-451-2709



TRACT 1



TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 3



TRACT 3



TRACT 4



TRACT 4



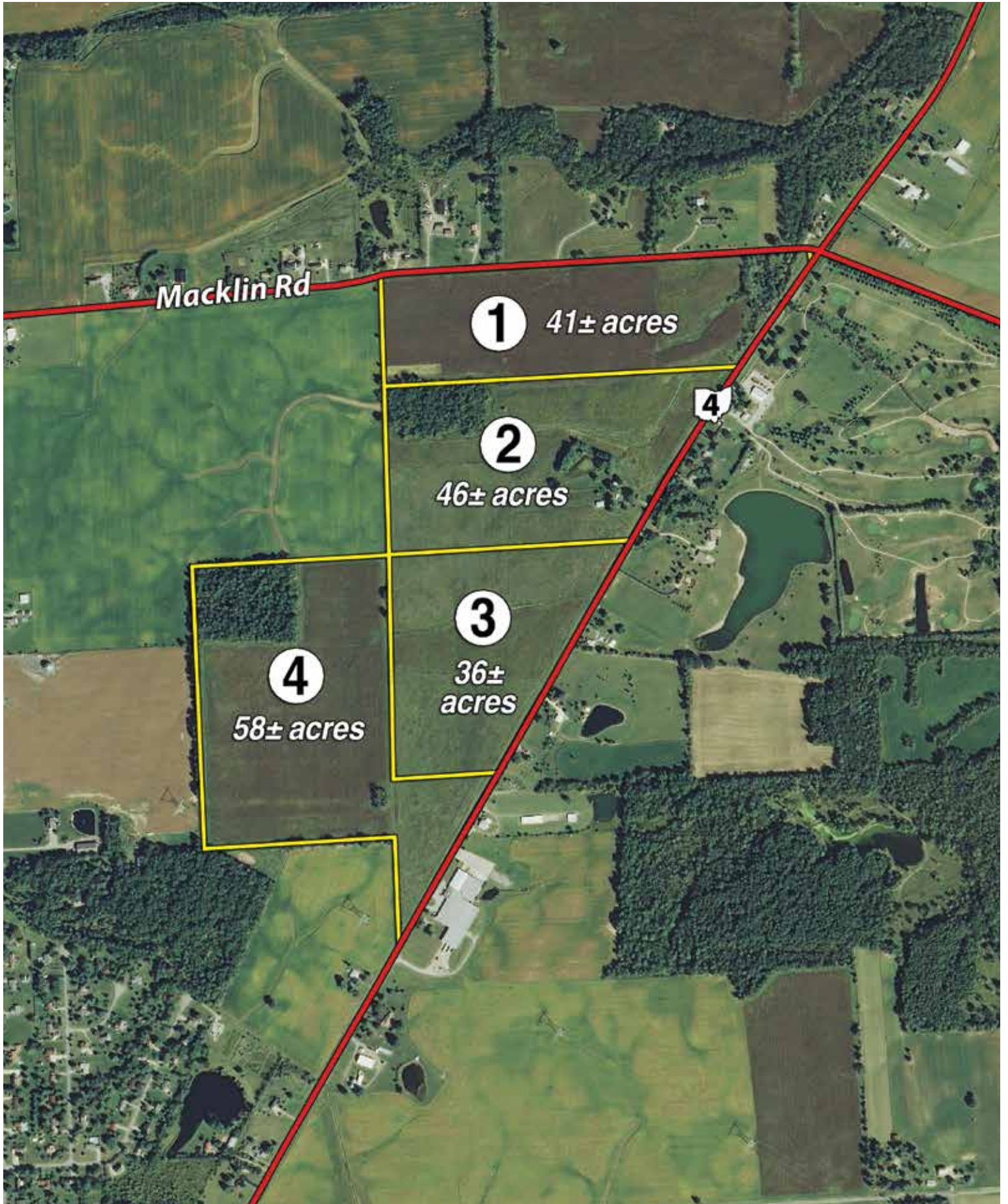
TRACT 4



TRACT MAP



TRACT MAP





SURETY SOILS MAP





PARCEL INFORMATION



PARCEL INFORMATION

Parcel 3000170110000

Owner Name Weich Marcia A
 Property Location ST RT 4 (REAR), MARYSVILLE, OH 43040

2014 VALUES AND TAXES DUE IN 2015

Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
198,240	35,580	0.00	1,931.98	0.00	(965.99)	965.99

GENERAL INFORMATION

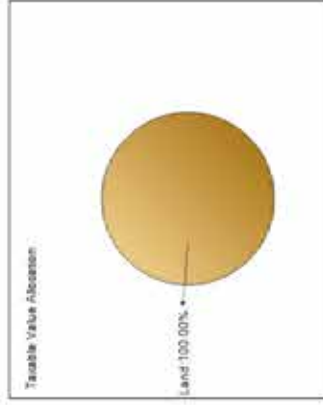
Neighborhood 3013000-TAYLOR/MARYSVILLE EYVSD RES/AG
 Map Number 0700000045000

Parcel Number*	Land Use	Market Land	Market Buildings	Market Total	Taxable Land	Taxable Buildings	Taxable Total**
2000120110002	110 - Agricultural Vacant Land *Qualified for Current Agricultural Use Value*	198,240	0	198,240	35,580	0	35,580
Totals:		198,240	0	198,240	35,580	0	35,580

Pie Chart Summary Level All Parcels

DELINQUENT TAX STATUS

Delinquent Since	n/a
Advised Delinquent	No
Under Payment Contract	No
Certified Delinquent	No
In Bankruptcy	No
In Foreclosure	No
In Dispute	No
Last Delinquent	n/a



Owners

Weich Marcia A

Legal Description

VMS 5507
 201502250001366

MOST RECENT TAX SAVINGS	Qualified	Tax Basis Value	Savings
Non-Business Credit	Yes	35,580	268.74
Owner Occupancy Credit	No	0	0.00
Homestead Credit	No	0	0.00
CALV Program	Yes	35,580	1,835.34
Total:			2,044.08

* Value may be allocated to more than one parcel. Examples: (1) The value basis for Homestead Credit may be shared between a mobile home parcel and its situs land parcel. (2) Property under one or more Tax Incentive Programs (e.g. TIF district, Enterprise Zone, etc.) may have a base parcel with pre-program values and one or more parcels with values subject to the terms of the program agreements.

** Taxable Value is 35% of Market Value for most taxpayers. The rate is 40% for mobile homes purchased prior to 2000 whose Market Value is based on a depreciation schedule. Taxable Value for Public Utility (PU) parcels is set by the State. The State does not report PU Market Value to the County, so PU Market Value is set equal to Taxable Value.

PARCEL INFORMATION



Parcel 1900180520000

Owner Name Welch Marcia A
 20485 ST RT 4, MARYSVILLE, OH
 Property Location 43040

2014 VALUES AND TAXES DUE IN 2015

Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
455,370	77,330	0.00	4,135.34	0.00	(2,067.67)	2,067.67

GENERAL INFORMATION

Neighborhood 1911900-LEESBURG/MARYSVILLE RES/AG
 Map Number 0700000046000

Parcel Number*	Land Use	Market Land	Market Buildings	Market Total	Taxable Land	Taxable Buildings	Taxable Total**
1900180520000	111 - Agricultural with Buildings "Qualified for Current Agricultural Use Value"	409,530	45,840	455,370	81,200	16,040	77,330
Totals:		409,530	45,840	455,370	81,200	16,040	77,330

Pie Chart Summary Level All Parcels

DELINQUENT TAX STATUS

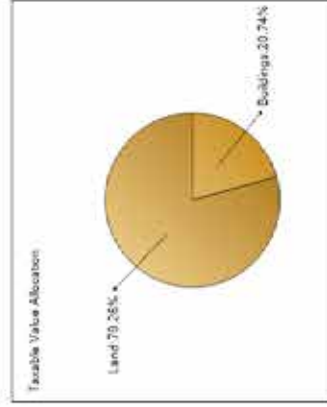
Delinquent Since	N/A
Advertised Delinquent	No
Under Payment Contract	No
Certified Delinquent	No
In Bankruptcy	No
In Foreclosure	No
In Shipment	No
Last Delinquent	n/a

Owners

Welch Marcia A

Legal Description

WMS 5506
 201502250001368



MOST RECENT TAX SAVINGS

Category	Qualified	Tax Basis Value	Savings
Non-Business Credit	Yes	77,330	946.60
Owner Occupancy Credit	No	19,360	0.00
Homestead Credit	No	0	0.00
CAUV Program	Yes	54,250	4,387.74
Total:		4,834.34	

* Value may be allocated to more than one parcel. Examples: (1) The value basis for Homestead Credit may be shared between a mobile home parcel and its situs land parcel. (2) Property under one or more Tax Incentive Programs (e.g. TIF district, Enterprise Zone, etc.) may have a base parcel with pre-program values and one or more parcels with values subject to the terms of the program agreements.

** Taxable Value is 35% of Market Value for most taxpayers. The rate is 40% for mobile homes purchased prior to 2000 whose Market Value is based on a depreciation schedule. Taxable Value for Public Utility (PU) parcels is set by the State. The State does not report PU Market Value to the County, so PU Market Value is set equal to Taxable Value.

PARCEL INFORMATION

2014 VALUES AND TAXES DUE IN 2015

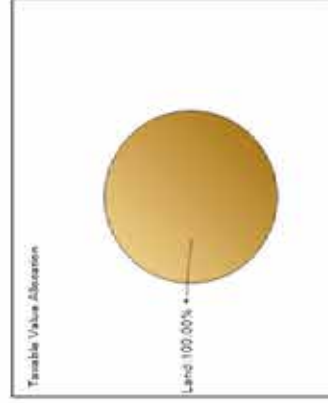
Parcel 1900180510000	Owner Name Welch Marcia A	Market Value 74,500	Taxable Value 12,470	Starting Balance 0.00	Real Estate Net Tax 666.86	Other Charges and Credits 0.00	Receipts (333.43)	Parcel Balance 333.43
	Property Location ST RT 4, MARYSVILLE, OH 43040							

GENERAL INFORMATION

Neighborhood 1911900-LEESBURG/MARYSVILLE RES/AG
Map Number 07000000044000

Parcel Number*	Land Use	Market Land	Market Buildings	Market Total	Taxable Land	Taxable Buildings	Taxable Total**
1900180510000	110 - Agricultural/Vacant Land *Qualified for Current Agricultural Use Value*	74,500	0	74,500	12,470	0	12,470
Totals		74,500	0	74,500	12,470	0	12,470

Pie Chart Summary Level



DELINQUENT TAX STATUS

Delinquent Since	n/a
Advertised Delinquent	No
Under Payment Contract	No
Certified Delinquent	No
In Bankruptcy	No
In Foreclosure	No
In Dispute	No
Last Delinquent	n/a

Owners

Welch Marcia A

Legal Description

NMS 5506
201502250001368

MOST RECENT TAX SAVINGS	Qualified	Tax Basis Value	Savings
Non-Business Credit	Yes	12,470	72.02
Owner Occupancy Credit	No	0	0.00
Homestead Credit	No	0	0.00
CAUV Program	Yes	12,460	727.82
Total:			799.84

* Value may be allocated to more than one parcel. Examples: (1) The value basis for Homestead Credit may be shared between a mobile home parcel and its situs land parcel. (2) Property under one or more Tax Incentive Programs (e.g. TIF district, Enterprise Zone, etc.) may have a base parcel with pre-program values and one or more parcels with values subject to the terms of the program agreements.

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PARCEL INFORMATION



Union County Farm Service Agency
 18000 State Route 4 Suite A
 Marysville, OH 43040-8390
 Phone: (937) 642-6741
 Fax: (855) 840-7820

Farm: 6213
 Tract: 9869

Print Date: 5/7/2015



1 inch = 667 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

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

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 contact NRCS.

PARCEL INFORMATION



Union County Farm Service Agency
 18000 State Route 4 Suite A
 Marysville, OH 43040-8390
 Phone: (937) 642-6741
 Fax: (855) 840-7820

Farm: 6213
 Tract: 9870

Print Date: 5/7/2015



1 inch = 500 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

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

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 contact NRCS.



CERTIFICATE OF TITLE



CERTIFICATE OF TITLE

ALLEN, YURASEK, MERKLIN & OWENS-RUFF LLC

ATTORNEYS AT LAW

233 WEST FIFTH STREET

P.O. BOX 391

MARYSVILLE, OHIO 43040-0391

E-MAIL aymo@unioncountylaw.net

TELEPHONE

(937) 642-4070

TELECOPIER

(937) 644-4390

STEPHEN J. YURASEK

JEFFREY A. MERKLIN

TINA OWENS-RUFF

ASSOCIATE

JULIE A. SPAIN

May 18, 2015

Dale A. Evans

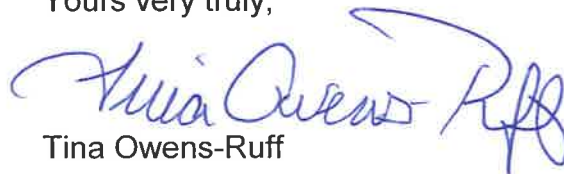
Re: Marcia A. Welch
Parcel # 30-0017011.0000
Parcel # 19-0018052.0000
Parcel # 19-0018051.0000

Dear Dale:

Enclosed please find the Certificate of Title you requested, as well as an invoice for our services.

Thank you for allowing us to assist you in Union County.

Yours very truly,



Tina Owens-Ruff

TOR:ljh
Enclosures

CERTIFICATE OF TITLE

CERTIFICATE OF TITLE

TO: Dale A. Evans

RE: 50 acres, 111.25 acres and 20 acres Taylor Township, Union County, Ohio

The undersigned hereby certifies that she has made a thorough examination of the Records of Union County, Ohio, as disclosed by the public indexes in accordance with the Ohio Marketable Title Act relating to the following described premises:

Real estate situated in the County of Union, in the State of Ohio, and in the Township of Leesburg and Taylor, being part of Surveys Nos. 5506 and 5507, and bounded and described as follows in 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 mechanics' liens, special taxes and assessments not shown by the county treasurer's record, or zoning and other governmental regulations, or liens asserted by the United States or State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste Disposal Act, Federal Super Fund Amendments, and under Racketeering Influence Corrupt Organization Acts and Receivership Liens, unless the lien is filed in the public records of the county in which the property is located. No search of the Bankruptcy Records in the U.S. Bankruptcy Court has been conducted; this examination does not cover any bankruptcy records or public records in U.S. Federal District Courts records.

The undersigned hereby certifies that, in her opinion based upon said records, the fee simple title to said premises is vested in Marcia A. Welch, Instrument Number 201502250001368, Union County Records; and that as appears from said County Records, the title is marketable and free from encumbrances except as subject to the following matters:

1. Tax valuation for this real estate is under the Current Agricultural Use Valuation (CAUV) program. There will be recoupment of the taxes that have been abated when this acreage is removed from this program.
2. Right-of-Way easement to Ohio Power Company dated June 20, 1967, filed July 12, 1967, Deed Volume 228, Page 439, Union County Records.
3. Right-of-Way easement to Ohio Power Company dated June 20, 1967, filed July 13, 1967 at 11:26 a.m., Deed Volume 228, Page 441, Union County Records.
4. Easement to United Telephone Company of Ohio, dated August 2, 1990, filed August 3, 1990 at 1:36 p.m., Deed Volume 318, Page 330, Union County Records.
5. Easement to State of Ohio filed May 25, 1954 at 2:45 p.m. Deed Volume 190, page 350, Union County Records.
6. Oil and Gas Lease to B.M. Hastings dated April 9, 1964, filed April 14, 1964 at 3:37 p.m. in Lease Record N, Page 216, with various assignments, Union County Records
7. Easement of record in Deed Volume 114, Page 611, with various assignments, Union County Records.
8. Oil and Gas Lease to The Pure Oil Company dated June 10, 1960, filed October 14, 1960 at 10:00 a.m., Lease Volume H, page 129 with various assignments of record, Union County Records.
9. Oil and Gas Lease to The Anschutz Corp. dated April 20, 1981, filed May 11, 1981 at 2:03 p.m., in Lease Volume T, page 6, Union County Records.

CERTIFICATE OF TITLE

10. Easement of record in Deed Volume 132, page 416, Union County Records.
11. Oil and gas leases, pipeline agreements, or any other instruments related to the production or sale of oil or natural gas which may arise subsequent to the Date of Certification.
12. 2014 real estate taxes are \$965.99 per half. The first half taxes paid, the second half taxes are not yet due, but payable and are a lien. 2015 real estate taxes are not yet determined or payable and are also a lien.
PARCEL NO. 30-0017011.0000
MAP NO. 070-00-00-045.000
VALUATIONS: Land-\$198,240.00 Buildings-\$0.00 Total- \$198,240.00

2014 real estate taxes are \$2,067.67 per half. The first half taxes paid, the second half taxes are not yet due, but payable and are a lien. 2015 real estate taxes are not yet determined or payable and are also a lien.

PARCEL NO. 19-0018052.0000

MAP NO. 070-00-00-046.000

VALUATIONS: Land-\$409,530.00 Buildings-\$0.00 Total \$409,530.00

2014 real estate taxes are \$333.43 per half. The first half taxes paid, the second half taxes are not yet due, but payable and are a lien. 2015 real estate taxes are not yet determined or payable and are also a lien.

PARCEL NO. 19-0018051.0000

VALUATIONS: Land-\$74,500.00 Buildings-\$0.00 Total \$74,500.00

Dated at Marysville, Ohio, this 11th day of May, 2015 at 8:00 A.M.

Allen, Yurasek, Merklin & Owens-Ruff LLC

By: 

Tina Owens-Ruff
Attorney at Law

CERTIFICATE OF TITLE

Exhibit "A"

TRACT I:

Real estate situated in the County of Union, in the State of Ohio, and in the Townships of Leesburg and Taylor, being part of Surveys Nos. 5506 and 5507, and bounded and described as follows:

Beginning at an iron pin in the centerline of the Pharisburg and Marysville Gravel Road and the South line of a 6.50 acre tract conveyed by Samuel T. Campbell to Luella W. Campbell to Malen E. Mather, by deed dated July 1, 1931, and recorded in Union County Deed Record No. 143, page 97; thence with the center line of said road North 25° 45' East 69.18 poles to a stone and brick; thence North 88° 30' West 60.76 poles to a stone and brick in the line dividing Surveys Nos. 5506 and 5507; thence with said Survey line North 6° 15' West 45.56 poles to a stone, corner to land formerly owned by G.W. Macklin; thence with two consecutive lines of said land, South 79° 45' West 75 poles to a beech and thence South 6° 45' East 108 poles to a stone, (witnessed by a dogwood and ironwood) in the line of lands formerly owned by Joseph Simpson and thence with said line, North 82° 15' East 730.40 poles to a stone, one of said Simpson's corners; thence with another of the lines of the said Simpson lands, South 6° 15' East 42.20 poles to a stake in the center line of the said Marysville and Pharisburg Gravel Road; thence with the center line of said Road, North 25° 45' East 49 poles to the beginning.

CONTAINING 70 acres, more or less in Tract I.

Parcel Number 19-0018051.0000

Map Number 070-00-00-044.000

Parcel Number 30-0017011.0000

Map Number 070-00-00-045.000

TRACT II:

Real estate situated in the County of Union, in the State of Ohio, and in the Township of Leesburg, part of Survey No. 5506, and bounded and described as follows:

Beginning at a stone northwesterly corner to land conveyed to E. T. McAllister by the Cluggage heirs by deed recorded in Vol. 32, page 347; thence with the northerly line of said Cluggage land N. 82 ½ ° E. 97.32 poles to a stone and bricks in the center of the Marysville and Pharisburg Gravel Road; thence with the center line of said road S. 25° 45' W. 70.75 poles to a stone and brick; thence N. 88 ½ ° W. 60.76 poles to a stone and brick in the westerly line of said Cluggage land; thence N. 5 ½ ° W. with the westerly line of said Cluggage land 50 poles to the place of beginning.

CONTAINING 27.25 acres, more or less.

Also a tract of land in said Survey No. 5506 and bounded and described as follows:

Beginning at a stone in the west line of said survey and at the north corner of said Lot N. 6 and in the Macklin and Sheneman Road; thence with the center of said road North 85° East 170.40 poles to a stake in the center of the Marysville and Pharisburg Gravel Road; thence with the consecutive lines of said road South 38° West 92.40 poles to an angle; thence South 28° W. 34 poles to a stone at the northeast corner of lands formerly owned by G.W. Macklin; thence with the north line of said land

CERTIFICATE OF TITLE

South 85° West 98 poles to a stone in the west line of said survey; thence with said survey line North 3° 15' West 100.40 poles to the beginning.

CONTAINING in all 111.25 acres, more or less in Tract II.

Parcel No. 19-0018052.0000

Map No. 70-00-00-046.000



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