

Major Ohio Land AUCTION

Eaton, Ohio • Preble County
(Washington & Twin Townships)
2 miles east of EATON, OHIO

- UNBELIEVABLE Natural Beauty!
- (3) Potential Country Building sites
- 216± TILLABLE ACRES
(139.2± CRP and 76.72± in crop production)
- Mature woodland with 3 ponds throughout
- Hunting and Recreational land
(Abundant Whitetail deer and turkey)
- Improved Pheasant and Quail Habitats
- Great Location! Only 5 miles to I-70 Interchange
- 1800's Brick Federal Home w/outbuildings



429[±]

acres
Offered in 6 Tracts

WEDNESDAY, JUNE 14 • 11 AM

Auction held at The Gathering Place at 501 Nation Ave. Eaton, Ohio

INFORMATION BOOKLET



ONLINE BIDDING
AVAILABLE

800-451-2709 • SchraderAuction.com



SCHRADER
Real Estate and Auction Company, Inc.

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

OWNER: Rubicon Realty Company (Woodhull Family)
Auction Company: Schrader Real Estate and Auction Company, Inc.



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, JUNE 14, 2017

429 ACRES – EATON, OHIO

This form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725
Fax # 260-244-4431, no later than Wednesday, June 7, 2017.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
429± Acres • Eaton, Ohio
Wednesday, June 14, 2017

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, June 14, 2017 at 11:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, June 7, 2017**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

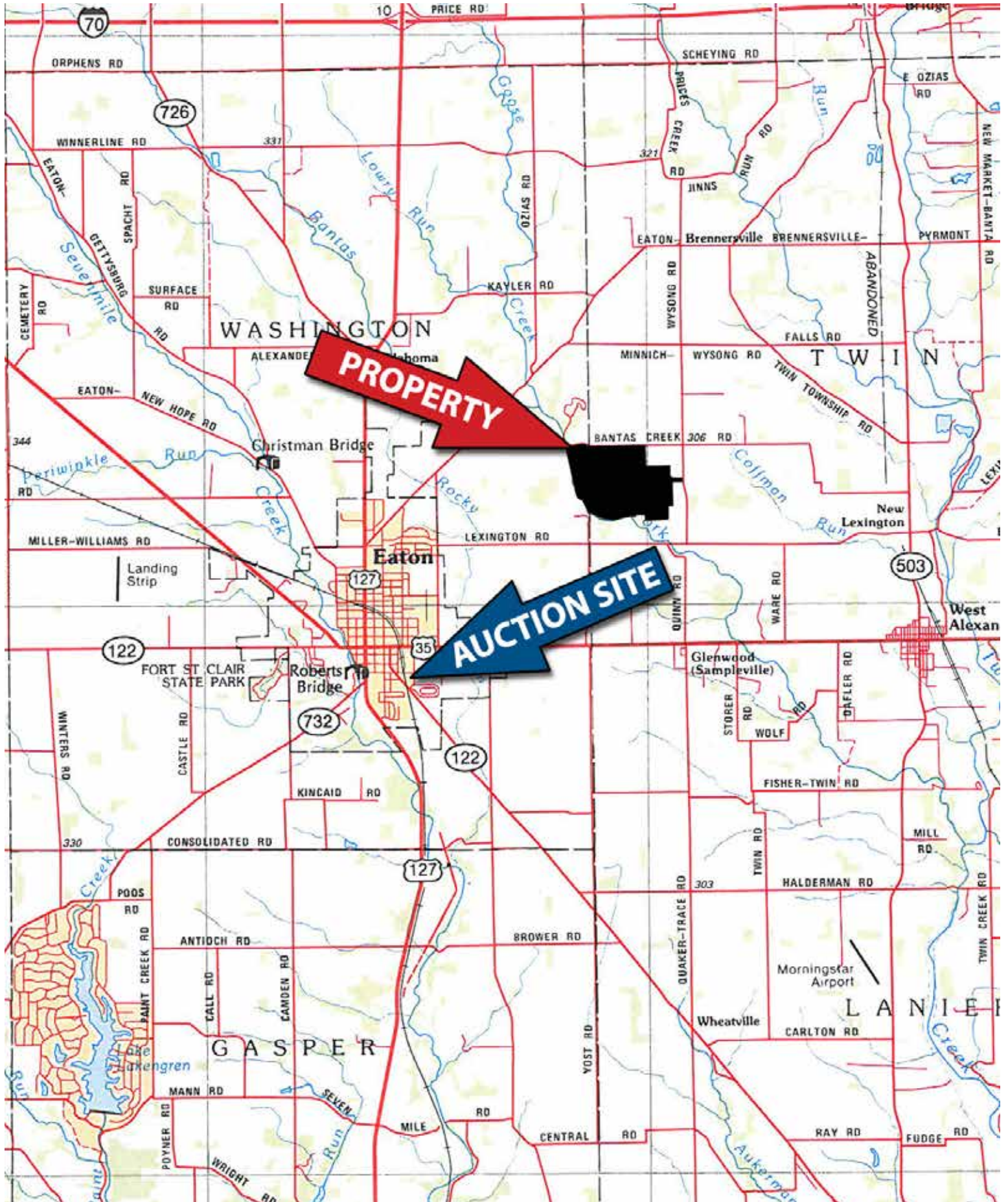
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

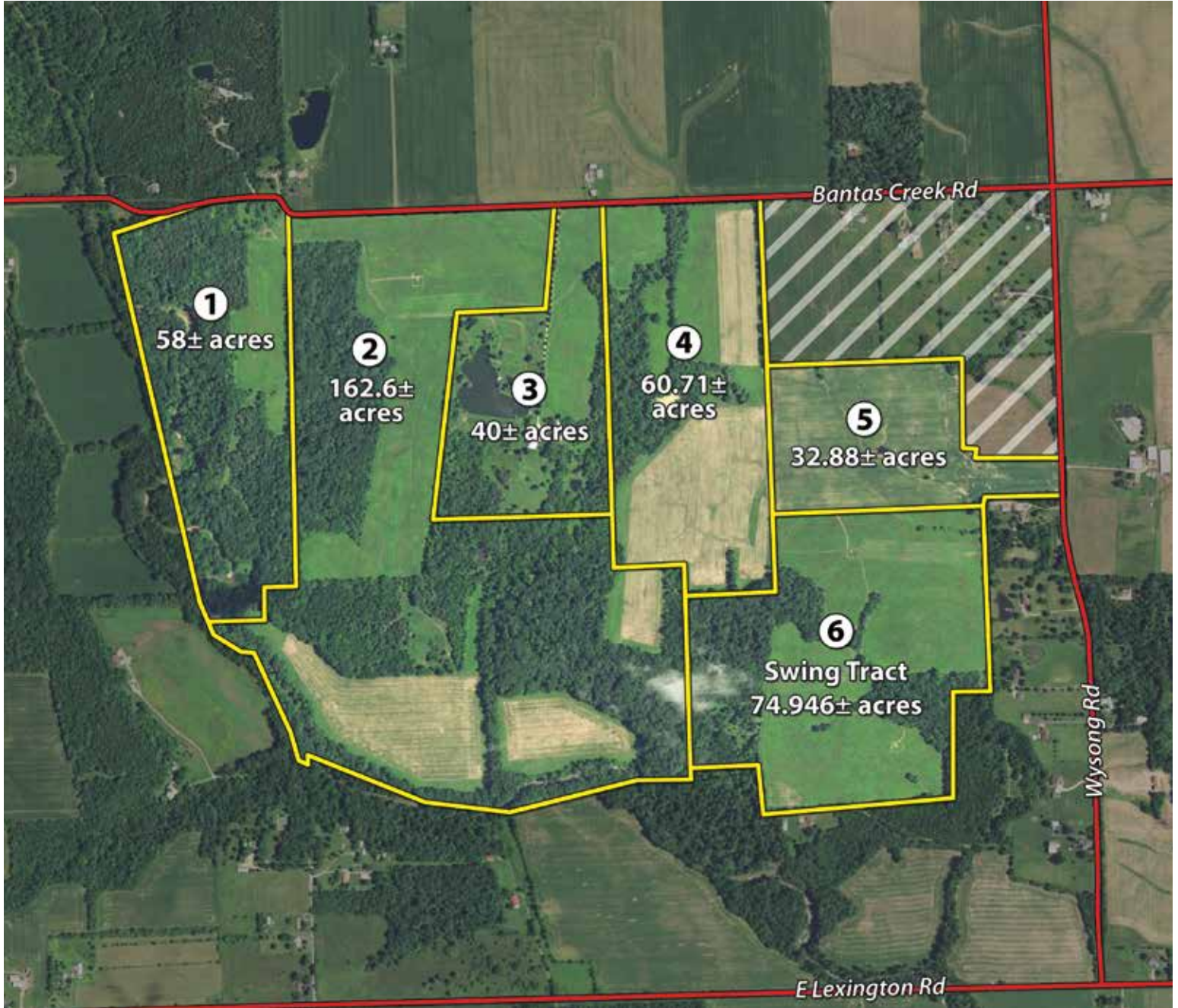
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

MAPS

LOCATION MAP



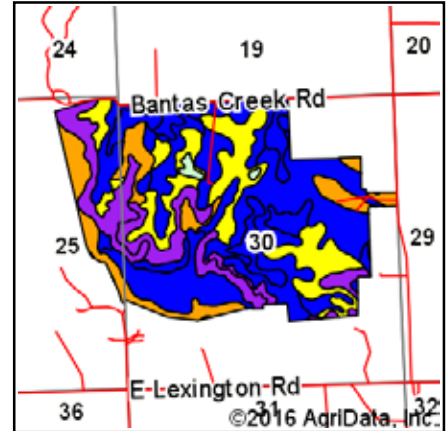
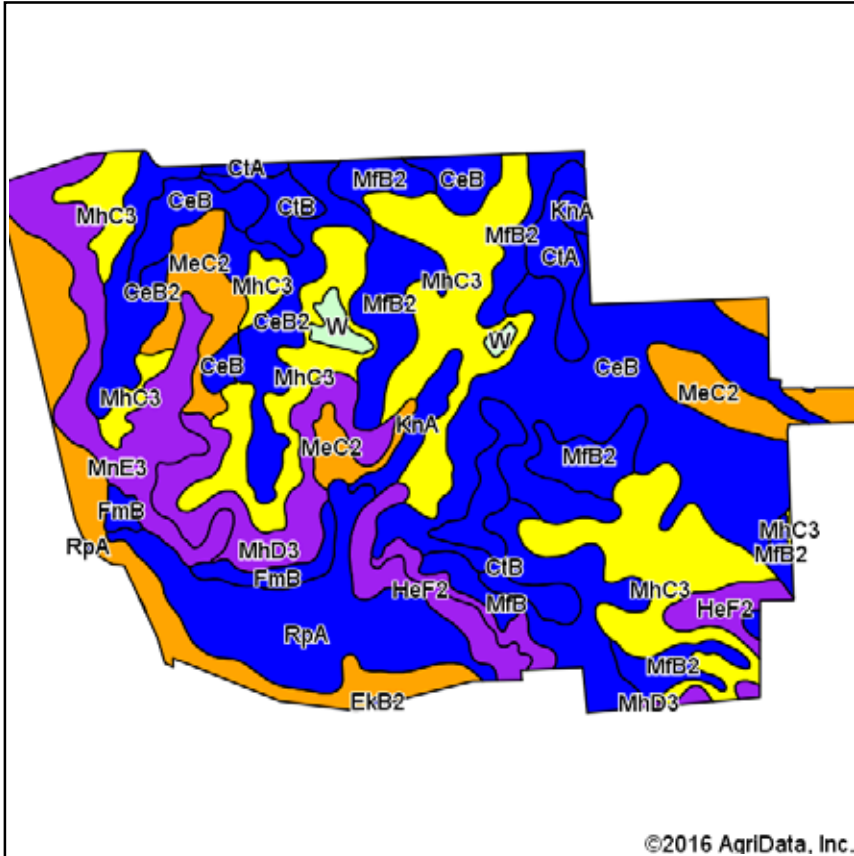
AERIAL MAP





SOIL INFORMATION

SOIL MAP



State: **Ohio**
 County: **Preble**
 Location: **30-6N-3E**
 Township: **Twin**
 Acres: **428.1**
 Date: **12/28/2016**



Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.

Archived Soils Ending 12/19/2016

Area Symbol: OH135, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Kentucky bluegrass	Oats	Orchardgrass alfalfa hay	Orchardgrass red clover hay	Pasture	Soybeans	Tall fescue	Winter wheat	*eFOTG PI
MhC3	Miamian-Losantville clay loams, 6 to 12 percent slopes, severely eroded	82.46	19.3%		Ive	83	2.5			4	3.5	29	2.8	41	50
CeB	Celina silt loam, 2 to 6 percent slopes	76.78	17.9%		Ile	131		70			8.7	46		58	0
MfB2	Miamian-Celina silt loams, 2 to 6 percent slopes, eroded	34.14	8.0%		Ile	112	2.8			5	4	38	3.2	54	74
RpA	Rossburg silt loam, moderately wet, sandy substratum, 0 to 1 percent slopes, occasionally flooded	33.54	7.8%		Ilw	150	3.8			5.8	6	55	4.5		84
MnE3	Miamian-Hennepin clay loams, 18 to 25 percent slopes, severely eroded	27.80	6.5%		Vlle		1			2	2		2		53

SOIL MAP - Continued



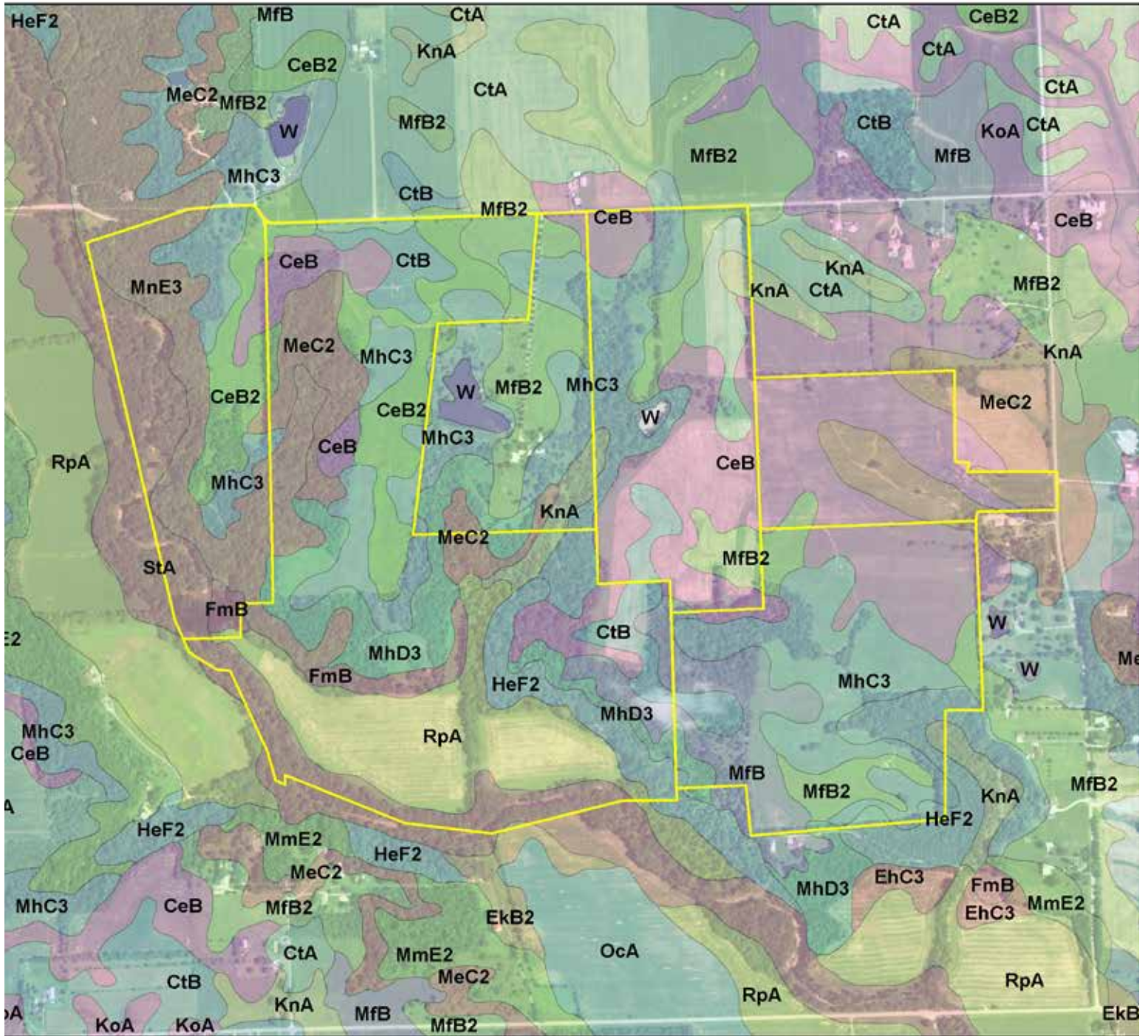
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	27.54	6.4%		Ile	128	3.6		5.4	4.5		40	5.6	55	75
MeC2	Miamian silt loam, 6 to 12 percent slopes, eroded	26.65	6.2%		IIle	104	3		4	3.5		41	5	46	0
StA	Stonelick loam, gravelly substratum, 0 to 1 percent slopes, frequently flooded	26.33	6.2%		Illw	118	3.8		5.8	6		41	4.5		60
MhD3	Miamian-Losantville clay loams, 12 to 18 percent slopes, severely eroded	23.12	5.4%		Vle	69	2.3		3	3		24	2.2	34	33
MfB	Miamian-Celina silt loams, 2 to 6 percent slopes	18.01	4.2%		Ile	124	2.8		5	4		43	3.2	61	76
HeF2	Hennepin-Miamian silt loams, 25 to 50 percent slopes, eroded	15.02	3.5%		VIIle		1		2	2			2		0
CtB	Crosby-Celina silt loams, 2 to 4 percent slopes	14.05	3.3%		Ile	126	3.6		5.4	4.5		43	5.6	55	80
CtA	Crosby-Celina silt loams, 0 to 2 percent slopes	8.08	1.9%		Ilw	130	3.6		5.4	4.5		48	5.6	58	81
KnA	Kokomo silt loam, 0 to 1 percent slopes	5.99	1.4%		Ilw	155	3.2		5	5.8		52	4	65	88
FmB	Fox silt loam, till substratum, 2 to 6 percent slopes	5.40	1.3%		Ile	104	3.2		5	4.5		36	5	50	69
W	Water	3.08	0.7%												
EKB2	Eldean loam, 2 to 6 percent slopes, eroded	0.11	0.0%		Ile	100	3.2		5	4.5		35	4.5	40	67
Weighted Average						101.2	2.3	12.6	3.6	3.2	1.6	35.4	3	37.9	45.3

Area Symbol: OH135, Soil Area Version: 14

*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

SOIL MAP



FSA & CRP
INFORMATION & MAPS

FSA INFORMATION - Farm 2028

OHIO
PREBLE



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 2028

Prepared : Dec 27, 2016

Crop Year : 2017

Operator Name : GENE TAPALMAN
Farms Associated with Operator : 39-135-1713, 39-135-1754, 39-135-2028, 39-135-3621, 39-135-3799, 39-135-4662
CRP Contract Number(s) : 10006, 1015

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
392.39	183.68	183.68	0.00	0.00	139.20	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	44.48	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	37.00	0.00	0	105	
TOTAL	37.00	0.00			

NOTES

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Tract Number : 1320
Description : H6-3
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : RUBICON REALTY CO
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
392.39	183.68	183.68	0.00	0.00	139.20	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	44.48	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	37.00	0.00	0	105
TOTAL	37.00	0.00		

NOTES

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FSA INFORMATION - Farm 2028

OHIO
PREBLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2028
Prepared : Dec 27, 2016
Crop Year : 2017

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

FSA INFORMATION - Farm 2028

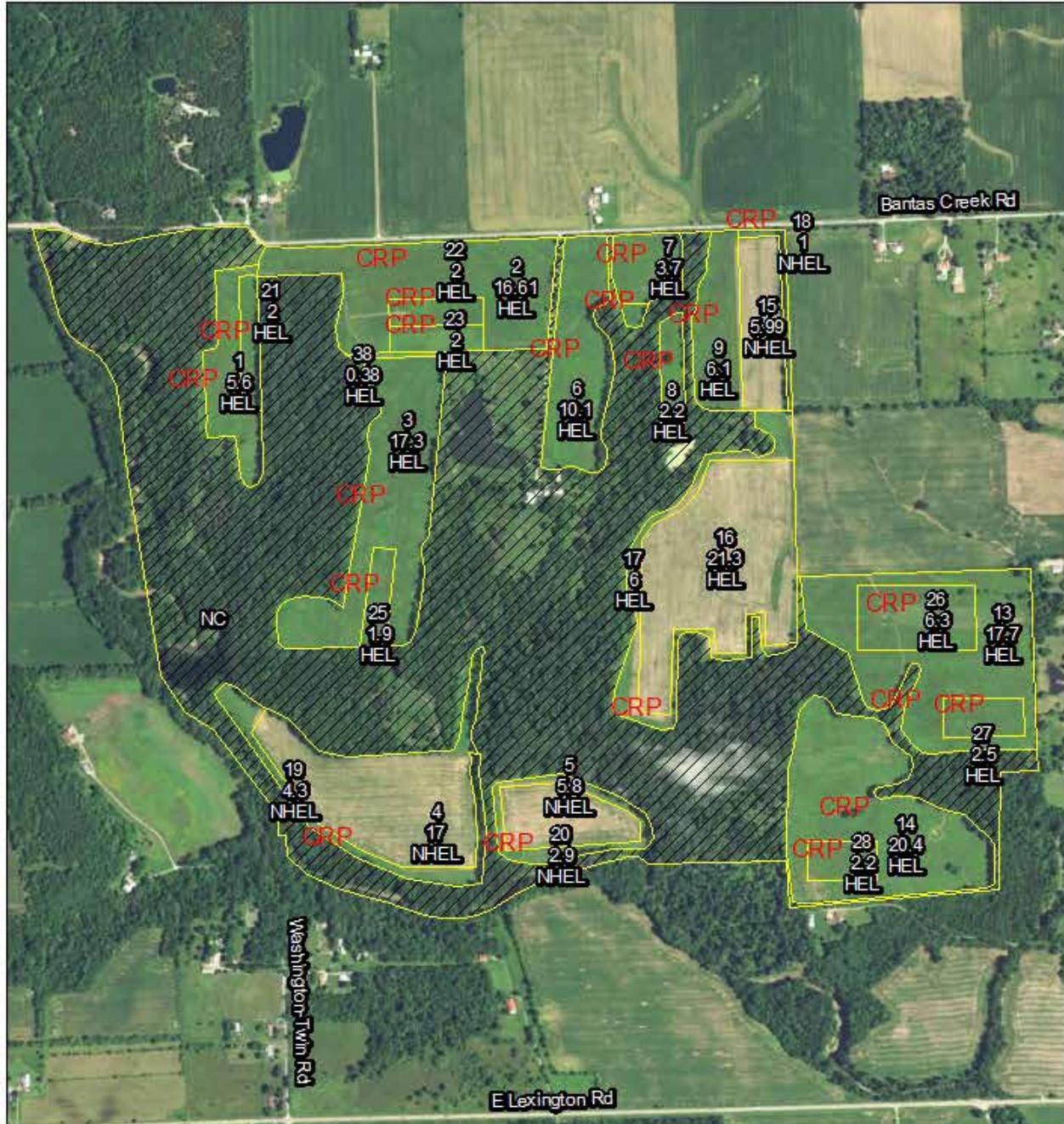


Preble/Montgomery County FSA Office
 1655 N Barron St
 Eaton, OH 45320
 Ph (937)456-4211
 Fax (855)835-5408

PREBLE COUNTY
Crop Year 2016

Farm: 2028
 Tract: 1320

Print Date: 1/15/2016



1 inch = 858 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 2013 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.

CRP INFORMATION - Farm 2028

View Contract

Contract Status:	Approved	Activity Type:	No Activity
Admin State:	Ohio (39)	Admin County:	Preble (135)
Physical State:	Ohio (39)	Physical County:	Preble (135)
Contract Number:	10006	Signup Number:	41
Program Type:	CRP	Signup Name:	General CRP Signup 41
Program Year:	2012	Signup Type:	General
Contract Description:	TERRA_OH135_F2028_T1320_S2_10	Subcategory Type:	Regular

Approval Date:	08/18/2011	Original Contract Start Date:	10/01/2011
Revised Contract Start Date:	N/A	Contract End Date:	09/30/2021
Contract Acres:	125.00	Re-enrolled Acres:	125.00
Cropland Acres:	125.00	Marginal Pastureland Acres:	0.00
Non-Cropland Acres:	0.00	HUC Code:	050800020301
Extended:	No	Approved For Early Termination:	No
Termination Criteria:	N/A	Contract Validity:	Valid

Rate Information and PL Rule

Effective Start Date	Effective End Date	Rental Rate per Acre	Annual Contract Payment	PL Rule	AGI Threshold
10/01/2011	09/30/2021	\$108.65	\$13,581		\$0

Farm/Tract and CLU Information

Farm Number	Tract Number	CLU	CLU Acres
2028	1320	0013	26.50
2028	1320	0014	22.60
2028	1320	0002	20.60
2028	1320	0003	19.20
2028	1320	0006	10.10
2028	1320	0001	7.60
2028	1320	0009	6.10
2028	1320	0016	6.00
2028	1320	0007	4.10
2028	1320	0008	2.20

CRP INFORMATION - Farm 2028

View Contract

Contract Status:	Approved	Activity Type:	No Activity
Admin State:	Ohio (39)	Admin County:	Preble (135)
Physical State:	Ohio (39)	Physical County:	Preble (135)
Contract Number:	1015	Signup Number:	42
Program Type:	CRP	Signup Name:	Continuous SU42
Program Year:	2012	Signup Type:	Continuous
Contract Description:	N/A	Subcategory Type:	Regular
Approval Date:	12/12/2011	Original Contract Start Date:	01/01/2012
Revised Contract Start Date:	N/A	Contract End Date:	09/30/2022
Contract Acres:	8.20	Re-enrolled Acres:	0.00
Cropland Acres:	8.20	Marginal Pastureland Acres:	0.00
Non-Cropland Acres:	0.00	HUC Code:	05080002
Extended:	No	Approved For Early Termination:	No
Termination Criteria:	N/A	Contract Validity:	Valid

Rate Information and PL Rule

Effective Start Date	Effective End Date	Rental Rate per Acre	Annual Contract Payment	PL Rule	AGI Threshold
01/01/2012	09/30/2022	\$139.93	\$1,147		\$0

Farm/Tract and CLU Information

Farm Number	Tract Number	CLU	CLU Acres
2028	1320	unknown	8.20

FSA INFORMATION - Farm 3799

OHIO
PREBLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3799
Prepared : Dec 27, 2016
Crop Year : 2017

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : GENE TAPALMAN
Farms Associated with Operator : 39-135-1713, 39-135-1754, 39-135-2028, 39-135-3621, 39-135-3799, 39-135-4662
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
32.24	32.24	32.24	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	32.24	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	14.20	0.00	0	113	
Soybeans	7.10	0.00	0	31	
TOTAL	21.30	0.00			

NOTES

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Tract Number : 9996
Description : H6-3
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : RUBICON REALTY CO
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
32.24	32.24	32.24	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	32.24	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	14.20	0.00	0	113
Soybeans	7.10	0.00	0	31
TOTAL	21.30	0.00		

NOTES

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FSA INFORMATION - Farm 3799

OHIO
PREBLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3799
Prepared : Dec 27, 2016
Crop Year : 2017

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FSA INFORMATION



Preble\Montgomery County FSA Office
 1655 N Barron St
 Eaton, OH 45320
 Ph (937)456-4211
 Fax (855)835-5408

PREBLE COUNTY
Crop Year 2016

Farm: 3799
 Tract: 9996

Print Date: 1/19/2016



1 inch = 278 feet

All of the below are true unless otherwise indicated:

All crops-Non-irrigated
 All crops Used for grain
 Wheat-S-RW
 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 2013 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.



CONSERVATION EASEMENT

CONSERVATION EASEMENT

VOL. 382 PAGE 509

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is made this 16th day of December, 1994, by THE RUBICON REALTY COMPANY, an Ohio corporation, whose address is P.O. Box 278, 719 South Main Street, Dayton, OH 45401 ("Grantor"), in favor of MONTGOMERY COUNTY PARK DISTRICT, a body corporate and politic, whose address is 1375 East Siebenthaler Avenue, Dayton, OH 45414 ("Grantee"), under the following circumstances:

A. Grantor is the sole owner in fee simple of the real property described in Exhibit A, attached to this Deed (the "Property");

B. The Property possesses values which serve the purposes of open space preservation, scenic enjoyment, and the protection of natural environmental systems (collectively, "conservation values");

C. Grantor intends to convey to Grantee the right to preserve and protect the conservation values of the Property in perpetuity, and Grantee, by accepting this Deed, agrees to honor these intentions of Grantor with respect to the Property; and

D. Grantee is a political subdivision of the State of Ohio and is qualified to acquire a conservation easement pursuant to Section 5301.69(A) of the Ohio Revised Code.

NOW, THEREFORE, in consideration of the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to the Sections 5301.67-70 of the Ohio Revised Code, Grantor hereby grants to Grantee a conservation easement in perpetuity over the Property of the nature and character and to the extent set forth in this Deed (the "Easement").

1. Purpose. The purpose of this Easement is to assure that the Property will be retained forever in its natural, scenic, agricultural, forested and/or open space condition, and to prevent

CONSERVATION EASEMENT

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any use of the Property that will impair or interfere with the conservation values of the Property.

2. Use Limitations. Grantor agrees to confine the use of the Property to activities such as farming, outdoor recreation and education that are consistent with the purpose of this Easement. Any activity on or use of the Property inconsistent with the purpose of this Easement is prohibited, except as agreed in writing by Grantor and Grantee. In addition to the general limitation described above, the following specific limitations shall apply to the Property:

(a) No buildings, billboards or other structures of any kind, either temporary or permanent, shall be placed or erected on the Property, except to replace the existing residence and/or accessory buildings currently existing on the Property, and except for not more than one additional residence and/or accessory buildings designed and located so as not to diminish substantially the conservation values and scenic characteristics of the Property.

(b) No filling, excavating, or removal of topsoil, sand, gravel, rock, minerals or other materials shall be permitted on the Property, nor shall there be any building of roads or changes in the topography of the land in any manner other than that caused by the forces of nature.

(c) No transmission lines for electric power, natural gas or petroleum products shall be placed on the Property, nor shall any interests in the Property be granted for these purpose(s). Lines which provide ordinary gas and electric service for the Property only are not prohibited by this restriction.

(d) No substantial quantity of garbage, trash or other unsightly materials shall be allowed to accumulate or be stored on the Property.

(e) No timber shall be cut or harvested from the Property, except to the extent reasonably required by Grantor for personal use on the Property for heating and other ordinary household and farming purposes, and except for timber harvested on a sustainable yield basis in

CONSERVATION EASEMENT

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accordance with the best conservation management practices.

(f) Grantee reserves the right to post or clearly mark the boundaries of the Property at mutually agreed upon points.

In the event that Grantor desires Grantee's approval of a specific use of the Property that may be inconsistent with this Easement, Grantee shall grant or withhold its approval in writing within thirty (30) days of receipt of Grantor's written request. Grantee's approval may be withheld only upon a reasonable determination by Grantee that the action as proposed would be inconsistent with the purpose of this Easement. However, no refusal by Grantee to grant approval shall give rise to any claim for damages by Grantor against Grantee.

3. Rights of Grantee. To accomplish the purpose of this Easement, Grantor conveys to Grantee the rights (a) to enter upon the Property at reasonable times in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement, provided that such entry shall be upon prior reasonable notice to Grantor; and (b) to prevent any activity on or use of the Property that is inconsistent with the purpose of this Easement and to require the restoration of such areas or features of the Property that may be damaged. If Grantee determines that Grantor is in violation of the terms of this Easement or that a violation is threatened, Grantee shall give written notice to Grantor of such violation. If Grantor fails to cure the violation within thirty (30) days after receipt of notice from Grantee, or under circumstances where the violation cannot reasonably be cured within

CONSERVATION EASEMENT

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a thirty (30) day period, fails to begin curing such violation within the thirty (30) day period, or fails to continue diligently to cure such violation until finally cured, Grantee may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Easement through injunctive relief or otherwise.

4. Reserved Rights. Grantor reserves all other rights accruing from the ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not inconsistent with the purpose of this Easement. Grantor further reserves the right to maintain all existing structures and uses of the Property, including the right to maintain the existing single-family residence and accessory buildings on the Property and any additional residence and accessory buildings which might be constructed in accordance with the provisions of paragraph 2(a). This Easement shall not be construed as a dedication of the Property for public use, nor is Grantee authorized by this Easement to make any use of the Property except to monitor and enforce the terms hereof as provided in Paragraph 3.

5. Responsibilities of Ownership. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation and maintenance of the Property. By accepting this Easement, Grantee does not assume any obligations with respect to the ownership, operation, or maintenance of the Property.

CONSERVATION EASEMENT

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6. Assignment. This Easement is transferable, but Grantee may assign its rights and obligations under this Easement only to an organization that is authorized to acquire and hold conservation easements under Section 5301.67-70 of the Ohio Revised Code (or any successor provision then applicable).

7. General Provisions.

(a) Non-Waiver. Any forbearance by Grantee to exercise its rights under this Easement in the event of any breach of any item of this Easement by Grantor shall not be deemed or construed to be a waiver by Grantee of such term or of any of Grantee's rights under this Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantor waives any defense of laches, estoppel, or prescription.

(b) Severability. If any provision of this Easement or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Easement or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

(c) Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Easement, all of which are merged herein. No alteration or variation of this instrument shall be valid or binding unless contained in an amendment signed with due authority by each of Grantor and Grantee.

(d) Successors. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

CONSERVATION EASEMENT

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IN WITNESS WHEREOF, Grantor and Grantee have set their hands on the day and year first above written.

Signed and Acknowledged in the Presence of:

Janice C. Niecey
Irvin G. Bieser, Jr.
Janice C. Niecey
Irvin G. Bieser, Jr.

GRANTOR:

THE RUBICON REALTY COMPANY

Jean V. Woodhull - President
Jean V. Woodhull
Its President

GRANTEE:

MONTGOMERY COUNTY PARK DISTRICT
A Body Corporate and Politic

By Robert K. Siebenthaler
Name Robert K. Siebenthaler
Title Vice President

Charles Shoemaker
Robert M. Curry
Charles Shoemaker
Robert M. Curry

STATE OF OHIO)
COUNTY OF MONTGOMERY) SS.

The foregoing instrument was acknowledged before me this 16 day of December, 1994, by JEAN V. WOODHULL, as President of THE RUBICON REALTY COMPANY, who signs as its duly authorized representative.

Janice C. Niecey
Notary Public

STATE OF OHIO)
COUNTY OF MONTGOMERY) SS.

The foregoing instrument was acknowledged before me this 16th day of December, 1994, by Robert K. Siebenthaler, as Vice President of MONTGOMERY COUNTY PARK DISTRICT, a body Corporate and politic, on behalf of said body corporate and politic.

Robert M. Curry
Notary Public

This instrument prepared by:
Robert M. Curry
THOMPSON, HINE AND FLORY ✓
2000 Courthouse Plaza, NE
P.O. Box 8801
Dayton, OH 45401-8801

CONSERVATION EASEMENT

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PARCEL 1

Being a part of the Northwest and Southwest Quarters of Section 30, Twin Township No. 6 North, Range 3 East, Preble County, Ohio, and a part of the Southeast Quarter of Section 25, Washington Township No. 8 North, Range 2 East, Preble County, Ohio, bounded and described as follows, to-wit:

Beginning at the Northwest corner of the Northwest Quarter of said Section 30, Twin Township, Preble County, Ohio, and running thence East on the North line of said Quarter, South $89^{\circ} 40'$ East 125.5 rods to a T on a stone on the North line of said Quarter, 27.69 rods West of the Northeast corner of said Quarter; thence South 20' West along the West line of a 25 acre tract, owned by Penny Motors, Inc., 147.66 rods to the Southwest corner of said 25 acre tract, which point is also 9.41 rods North of the South line of said Quarter; thence North $88^{\circ} 45'$ East, on the South line of said 25 acre tract 27.69 rods to the East line of said Quarter Section at a point 10.42 rods North of the Southeast corner of said Quarter; thence South 20' East on the East line of said Northwest Quarter and the East line of said Southwest Quarter of Section 30, 79 rods to a stone; thence South 86° West 33.18 rods to a stone in the North bank of Banta Creek; thence South 71° West up the middle of the Creek 45 rods; thence South $87\frac{1}{2}^{\circ}$ West, 31.5 rods; thence North 70° West, 49 rods to the West line of said Southwest Quarter of said Section 30; thence same bearing 3 rods to a stone on Sharkey's line in the Southeast Quarter of Section 25 of said Washington Township, Preble County, Ohio; thence North $21\frac{1}{2}^{\circ}$ West, 11 rods to a Sycamore stump in the Creek; thence North 26° West 34.68 rods to an Elm tree on the Creek bank; thence South $86\frac{1}{2}^{\circ}$ West 5 rods; thence North $61\frac{1}{2}^{\circ}$ West (meandering with the West bank of the Creek) 12.64 rods; thence North 21° West 15.48 rods to a stone; thence North 86° East 39.06 rods to the Northeast corner of the Southeast Quarter of said Section 25; thence North 35' E 152.46 rods on the West line of the Northwest Quarter of said Section 30, Twin Township, Preble County, Ohio, to the Northwest corner of said Northwest Quarter, the place of beginning, containing 203.6 acres of land, more or less, but subject to all legal highways, easements and rights of way.

EXCEPT, however, the following described real estate, located in the Southeast Quarter of said Section 25, Washington Township, Preble County, Ohio, and commencing at a corner on the North line of said Quarter, which is 23.36 poles west from the Northeast corner of said Quarter; thence South $2\frac{1}{2}^{\circ}$ East 11.21 poles; thence South $87\frac{1}{2}^{\circ}$ West 12.6 poles to a corner on the West side of Banta's Creek near the waters edge; thence North $19\frac{1}{2}^{\circ}$ West 11.72 poles to a corner on the Quarter Section line; thence North $87\frac{1}{2}^{\circ}$ East 16 poles to the place of beginning, containing 1 acre of land, more or less.

The land hereby conveyed being 202.6 acres, more or less, but subject to all legal highways, easements and rights of way, and being 126 acres in the Northwest Quarter of said Section 30; 68 acres in the Southwest Quarter of Section 30, Twin Township, Preble County, Ohio; and 8.5 acres in the Southeast Quarter of Section 25, Washington Township, Preble County, Ohio, and being all the land owned by grantors herein in all of said Quarter Sections.

Prior Deed Reference: Volume 250, page 97

Exhibit A

CONSERVATION EASEMENT

PARCEL 2

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Situate in the Northeast and the Southeast Quarters of Section 25, Washington Township No. 8 North, Range 2 East, Preble County, Ohio, and being more particularly described as follows:

Beginning at the Northeast corner of said Northeast Quarter of said Section 25; thence South $2^{\circ} 58'$ East along the Easterly line of said Section 25, a distance of 2664.8 feet to a stone; thence South $87^{\circ} 47'$ West 385.93 feet to a point; thence South $2^{\circ} 58'$ East 184.96 feet to a point; thence South $87^{\circ} 47'$ West 207.9 feet to a point; thence North $15^{\circ} 46'$ West 2741.20 feet to a point; thence North $71^{\circ} 34'$ East, 775.5 feet to a point in the North line of said Quarter; thence North $87^{\circ} 47'$ East, along the North line of said Quarter, 482.1 feet to the place of beginning, containing 57.50 acres, more or less and subject to all legal highways.

Subject to all easements, conditions, restrictions, rights of way and legal highways.

Prior Deed Reference: Volume 251, page 16

PARCEL 3

Situated in the Southeast Quarter of Section 30 - Town 6 North - Range 3 East, Twin Township, Preble County, State of Ohio, and being more particularly described as follows:

Beginning at an iron pin set at the northwesterly corner of said Southeast Quarter; thence North $89^{\circ}-57'$ East along the northerly line of said Quarter 584.10 feet to a corner, reference a stone 2.5 feet west and 3.82 feet south; thence South $7^{\circ}-32'$ West a distance of 1,144.90 feet to a corner; thence South $89^{\circ}-57'$ West a distance of 438.90 feet to an old stone in the westerly line of said Quarter; thence North $0^{\circ}-15'$ West along the westerly line of said Quarter 1,134.37 feet to the place of beginning, and containing 13.34 acres, more or less. Subject to all legal highways, streets, alleys, easements, restrictions, reservations, conditions and rights of way.

Prior Deed Reference: Volume 267, page 566

CONSERVATION EASEMENT

PARCEL 4

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Situate in the East half of Section 30, Town 6 North, Range 3 East of Twin Township, Preble County, Ohio and being a part of a 133.89 acre tract conveyed to Gary and Judy Justice as described in deed book 297 page 554 of the deed records of Preble County, Ohio and being more particularly described as follows:

Beginning at an iron pin at the Northwest corner of the Southeast Quarter of Section 30; thence North 89° 57' East with the North line of the Southeast Quarter a distance of 584.10 feet to a post at the place of beginning of this description; thence North 0° 45' West with the Westerly line of the said 133.89 acre tract a distance of 509.63 feet to an iron pin at the Northwest corner of the said 133.89 acre tract; thence North 88° 17' East with the North line of the said 133.89 acre tract a distance of 1401.80 feet to an iron pin at a Northeast corner of the said 133.89 acre tract; thence South 1° 18' East with an Easterly line of the said 133.89 acre tract a distance of 1227.03 feet to a post; thence North 89° 12' West with an existing fence a distance of 254.25 feet to a post; thence South 1° 55' 20" West with an existing fence a distance of 712.27 feet to a post; thence South 86° 59' 30" West with an existing fence a distance of 1285.70 feet to a post on the Westerly line of the said 133.89 acre tract; thence North 1° 53' West with the Westerly line of the said 133.89 acre tract a distance of 316.07 feet to a post; thence North 7° 32' East with the Westerly line of the said 133.89 acre tract a distance of 1144.90 feet to the place of beginning, containing 61.606 acres of land, more or less, and being subject to all legal highways and easements of record.

Prior Deed Reference: Volume 362, page 336

NO. 5491 FEE 42⁰⁰
RECEIVED 12-20-94
TIME 11:30 A
RECORDED 12-21-94
VOL. 382 PAGE 509
WILLIAM J. SPAHR
RECORDER, PREBLE COUNTY, OHIO

DESCRIPTIONS ACCEPTED
J. STEPHEN SIMMONS
PREBLE COUNTY ENGINEER

DEC 20 1994

Mary Jane Wehrly

122094 NO TRANSFER NEEDED
1220 TRANSFERRED No TTF Reg
FEES no comm fees
DEC 20 1994 Bm
AUDITOR, PREBLE CO., OHIO

Harold E. Snyder

CONSERVATION EASEMENT

5/2/2017

Schrader Real Estate and Auction Company, Inc. Mail - Woodhull Farm



Andy Walther <andy@schraderauction.com>

Woodhull Farm

Carrie Scarff <Carrie.Scarff@metroparks.org>
To: Andy Walther <andy@schraderauction.com>

Tue, Apr 4, 2017 at 9:08 AM

Andy,

Your proposal to offer Tract 1 of 58 acres for the “one additional residence and/or accessory buildings...” is reasonable. The grassland area of the tract allows for siting building(s) “so as not to diminish substantially the conservation values and scenic characteristics of the Property,” as required by the easement. This email constitutes MetroParks’ approval of that proposal. Good luck in the sale of the properties. They’re beautiful, so I suspect it will go well.

Carrie Scarff

Chief of Planning and Projects

Five Rivers MetroParks

(937) 277-5399

From: Andy Walther [<mailto:andy@schraderauction.com>]

Sent: Wednesday, March 29, 2017 10:11 AM

To: Carrie Scarff

Subject: Woodhull Farm

Carrie:

[Quoted text hidden]

Portions of this message may be confidential under an exemption to Ohio's public records law or under a legal privilege. If you have received this message in error or due to an unauthorized transmission or interception, please delete all copies from your system without disclosing, copying or transmitting this message.



AGENCY DISCLOSURES

AGENCY DISCLOSURE

ADDENDUM C

(Split Agency & Dual Agency – Model Policy)

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Schrader Real Estate and Auction Company, Inc.



We are pleased you have selected **Schrader Real Estate and Auction Company, Inc.** to help you with your real estate needs. Whether you are selling, buying or leasing real estate, **Schrader Real Estate and Auction Company, Inc.** can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or online at www.com.ohio.gov/real.

Representing the Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

AUCTION SALES: Notwithstanding any other provision, **Schrader Real Estate and Auction Company, Inc.** and its agents and associates will represent only the seller in connection with the sale of real estate at an auction conducted by this firm.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

Dual Agency

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client, or disclose any personal or confidential information to the other party without written consent.

VMP
Jull #

AGENCY DISCLOSURE

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

Working With Schrader Real Estate and Auction Company, Inc.

AUCTION SALES: Notwithstanding any other provision, **Schrader Real Estate and Auction Company, Inc.** and its agents and associates will represent only the seller in connection with the sale of real estate at an auction conducted by this firm.

Schrader Real Estate and Auction Company, Inc. does offer representation to both buyers and sellers. Therefore, the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs, each agent will represent their own client, but **Schrader Real Estate and Auction Company, Inc.** and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. **Schrader Real Estate and Auction Company, Inc.** will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, the agent and **Schrader Real Estate and Auction Company, Inc.** will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties **Schrader Real Estate and Auction Company, Inc.** has listed. In that instance, **Schrader Real Estate and Auction Company, Inc.** will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

When **Schrader Real Estate and Auction Company, Inc.** lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. **Schrader Real Estate and Auction Company, Inc.** does reserve the right, in some instances, to vary the compensation it offers to other brokerages.

As a seller, you should understand that just because **Schrader Real Estate and Auction Company, Inc.** shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that

VMO
Julie

AGENCY DISCLOSURE

brokerage. Instead, that company will be looking out for the buyer and **Schrader Real Estate and Auction Company, Inc.** will be representing your interests.

When acting as a buyer's agent, **Schrader Real Estate and Auction Company, Inc.** also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 9/28/11)

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature will not obligate you to work with our company if you do not choose to do so.

Victoria W. Parlin
Name (Please Print)

Victoria W. Parlin 1/26/17
Signature (Date)

JAMES M WOODHULL, II
Name (Please Print)

James M Woodhull, II 1/26/17
Signature (Date)

Revised: 9/2011

AGENCY DISCLOSURE

ADDENDUM D

AGENCY DISCLOSURE STATEMENT



AUCTION SALES: Notwithstanding any other provision, Schrader Real Estate and Auction Company, Inc. and its agents and associates will represent only the seller in connection with the sale of real estate at an auction conducted by this firm.

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 428 (+/-) ac. in Preble County, Ohio, with frontage on Bantas Creek and Wysong Rd.

Buyer(s): _____

Seller(s): Rubicon Realty Company

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) RD Schrader and all licensed agents of SRE&AC, Inc. and real estate brokerage Schrader Real Estate & Auction Company, Inc. will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____
- represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT _____ DATE _____

Robin W. Paul
SELLER/LANDLORD

1/26/17
DATE

BUYER/TENANT _____ DATE _____

Jan A. Kull
SELLER/LANDLORD

1/26/17
DATE

AGENCY DISCLOSURE

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally the broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the broker and manager are dual agents. There are two exceptions to this. The first is where the broker or manager is personally representing one of the parties. The second is where the broker or manager is selling or buying his own real estate. These exceptions only apply if there is another broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. **IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.**

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to an attorney or to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100



A handwritten signature in black ink, appearing to be "John" or "John P.", written over the printed text.

**RESIDENTIAL PROPERTY
& LEAD BASED PAINT
DISCLOSURES**

RESIDENTIAL PROPERTY DISCLOSURE



STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials JWR Date 05/10/17
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

RESIDENTIAL PROPERTY DISCLOSURE



2013

STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

2610 BANTAS CREEK RD EATON, OHIO

Owners Name(s):

JAMES M WOODHULL JR PRESIDENT RUBICOM PARTNERS CO.

Date: 05/10, 2017

Owner is is not occupying the property. If owner is occupying the property, since what date: WEEKENDS ONLY SINCE 1965
If owner is not occupying the property, since what date: _____

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- | | | |
|--|---------------------------------------|--------------------------------------|
| <input type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Private Water Service | <input type="checkbox"/> Cistern | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Private Well | <input type="checkbox"/> Spring | _____ |
| <input type="checkbox"/> Shared Well | <input type="checkbox"/> Pond | _____ |

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? Yes
No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- | | | |
|---|--|---|
| <input type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input checked="" type="checkbox"/> Septic Tank |
| <input checked="" type="checkbox"/> Leach Field | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Other _____ | |

If not a public or private sewer, date of last inspection: _____ Inspected By: _____

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?
Yes No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Information on the operation and maintenance of the type of sewage system servicing the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? Yes No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Owner's Initials JW Date 05/10/2017
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

RESIDENTIAL PROPERTY DISCLOSURE

Property Address 210 2611 BANNS CREEK RD

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No
 If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No
 If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No
 If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No
 If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials JWB Date 05/10/2017
 Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
 Purchaser's Initials _____ Date _____

RESIDENTIAL PROPERTY DISCLOSURE

Property Address 2610 BAWTAS CREEK RD, GARDN, OHIO

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
 If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

	Yes	No	Unknown
Is the property located in a designated flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
 If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No
 If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No
 If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No
 If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
 List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No
 If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

	Yes	No		Yes	No
1) Boundary Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials JWW Date 05/10/2017
 Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
 Purchaser's Initials _____ Date _____

RESIDENTIAL PROPERTY DISCLOSURE

Property Address _____

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Jean W. Wurdell II PRESIDENT DATE: 05/02/2017
OWNER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____
PURCHASER: _____ DATE: _____

LEAD BASED PAINT DISCLOSURE

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Barbara M. ... PRESIDENT, ... REALTY CO
05/10/17

Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date



**CERTIFICATE OF
TITLE**

CERTIFICATE OF TITLE - TRACT 1

CERTIFICATE OF TITLE
CHARLES D. HUBLER CO., L.P.A.
201 South Barron Street
P. O. Box 349
Eaton, Ohio 45320
1-937-456-5581

To: Schrader Auction

The undersigned hereby certifies that he has made a thorough examination and search of the records of Preble County, Ohio, as disclosed by the public indices, for a period of at least forty years, unless otherwise set forth herein, relating to the premises hereinafter described in ITEM I below, and further certifies that, based on said records, the fee simple title to said premises is vested in

THE RUBICON REALTY COMPANY

By Warranty DEED from Marion Lee Graham and Barbara L. Graham, husband and wife, executed September 14, 1966, recorded September 16, 1966, in Volume **251**, at Page **16**

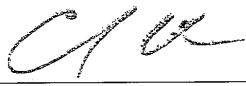
of the Deed Records of Preble County, Ohio, and as appears from said County records, the title is marketable and free from encumbrance except and subject to the matters set forth herein at Items II through III inclusive.

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, right to file Mechanics' Liens, special taxes and assessments not shown by the County Treasurer's Office Records (including C.A.U.V. and agricultural district recoupments), unpaid utilities, or zoning and other governmental regulations.

Dated at Eaton, Ohio, this

Charles D. Hubler Co., L.P.A.

17th day of April, 2017,
at 8:00 o'clock AM

By 
Charles D. Hubler

ITEM I. **(Real Estate Description)** **(57.50 Acres, Washington Township, Section 5)**

Situate in the Northeast and the Southeast Quarters of Section 25, Washington Township No. 8 North, Range 2 East, Preble County, Ohio, and being more particularly described as follows:

Beginning at the Northeast corner of said Northeast Quarter of said Section 25; thence South 2° 58' East along the Easterly line of said Section 25, a distance of 2664.8 feet to a stone; thence South 87° 47' West 385.93 feet to a point; thence South 2° 58' East 184.96 feet to a point; thence South 87° 47' West 207.9 feet to a point; thence North 15° 46' West 2741.20 feet to a point; thence North 71° 34' East, 775.5 feet to a point in the North line of said Quarter; thence North 87° 47' East along the North line of said Quarter, 482.1 feet to the place of beginning, containing 57.50 acres, more or less and subject to all legal highways.

Subject to all easements, conditions, restrictions, rights of way and legal highways.

ITEM II. The real estate described in Item I. is subject to a Conservation Easement recorded in Volume 382, Page 509, Deed Records, Preble County, Ohio.

ITEM III. The real estate described in Item I. is subject to a Driveway Easement recorded in Volume 411, Page 97, Deed Records, Preble County, Ohio.

CERTIFICATE OF TITLE - TRACT 1

ITEM IV. REAL ESTATE TAXES: (P.P.I.D. #L39-8225-200-00-001-000) **57.50 Acres**

(a) First half of 2016 (due February, 2017) --- \$495.51 PAID
(b) Second half of 2016 (due July, 2017) ----- \$495.51 UNPAID

Land - \$145,980 Building - \$0 Total - \$145,980

SUBJECT TO C.A.U.V. RECAPTURE

REAL ESTATE TAXES FOR 2017 ARE A LIEN AGAINST THE ABOVE PARCEL BUT
HAVE NOT YET BEEN DETERMINED AND ARE NOT YET DUE AND PAYABLE.

Property Address: 2268 Bantas Creek Road, Eaton, Ohio 45320

SWO0401717
CDH/mn

CERTIFICATE OF TITLE - TRACT 2 & 3

CERTIFICATE OF TITLE
CHARLES D. HUBLER CO., L.P.A.
201 South Barron Street
P. O. Box 349
Eaton, Ohio 45320
1-937-456-5581

To: Schrader Auction

The undersigned hereby certifies that he has made a thorough examination and search of the records of Preble County, Ohio, as disclosed by the public indices, for a period of at least forty years, unless otherwise set forth herein, relating to the premises hereinafter described in ITEM I below, and further certifies that, based on said records, the fee simple title to said premises is vested in

THE RUBICON REALTY COMPANY

By Warranty DEED from Charles C. Storer, s/w Charles Storer and Carrie E. Storer, s/w Carrie Storer, husband and wife, executed June 24, 1966, recorded June 28, 1966, in Volume **250**, at Page **97**

of the Deed Records of Preble County, Ohio, and as appears from said County records, the title is marketable and free from encumbrance except and subject to the matters set forth herein at Items II through III inclusive.

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, right to file Mechanics' Liens, special taxes and assessments not shown by the County Treasurer's Office Records (including C.A.U.V. and agricultural district recoupments), unpaid utilities, or zoning and other governmental regulations.

Dated at Eaton, Ohio, this

Charles D. Hubler Co., L.P.A.

17th day of April, 2017,
at 8:00 o'clock AM

By



Charles D. Hubler

ITEM I. **(Real Estate Description)** **202.5 Acres, Twin Township**

Being a part of the Northwest and Southwest Quarters of Section 30, Twin Township No. 6 North, Range 3 East, Preble County, Ohio, and a part of the Southeast Quarter of Section 25, Washington Township No. 8 North, Range 2 East, Preble County, Ohio, bounded and described as follows, to-wit:

Beginning at the Northwest corner of the Northwest Quarter of said Section 30, Twin Township, Preble County, Ohio, and running thence East on the North line of said Quarter, South 89° 40' East 125.5 rods to a T on a stone on the North line of said Quarter, 27.69 rods West of the Northeast corner of said Quarter; thence South 20' West along the West line of a 25 acre tract, owned by Penny Motors, Inc., 147.66 rods to the Southwest corner of said 25 acre tract, which point is also 9.41 rods North of the South line of said Quarter; thence North 88° 45' East, on the South line of said 25 acre tract 27.69 rods to the East line of said Quarter Section at a point 10.42 rods North of the Southeast corner of said Quarter; thence South 20' East on the East line of said Northwest Quarter and the East line of said Southwest Quarter of Section 30, 79 rods to a stone; thence South 86° West 33.18 rods to a stone in the North bank of Bantas Creek; thence South 71° West up the middle of the Creek 45 rods; thence South 87 ½° West, 31.5 rods; thence North 70° West, 49 rods to the West line of said Southwest Quarter of said Section 30; thence same bearing 3 rods to a stone on Sharkey's line in the Southeast Quarter of Section 25 of said Washington Township, Preble County, Ohio; thence North 21 ½° West, 11 rods to a Sycamore stump in the Creek; thence North 26° West 34.68 rods to an Elm tree on the creek bank; thence South 86 ½° West 5 rods; thence North 61 ½° West (meandering with the West bank of the

CERTIFICATE OF TITLE - TRACT 2 & 3

Creek) 12.64 rods; thence North 21° West 15.48 rods to a stone; thence North 86° East 39.06 rods to the Northeast corner of the Southeast Quarter of said Section 25; thence North 35° E. 152.46 rods on the West line of the Northwest Quarter of said Section 30, Twin Township, Preble County, Ohio, to the Northwest corner of said Northwest Quarter, the place of beginning, containing 203.6 acres of land, more or less, but subject to all legal highways, easements and rights of way.

EXCEPT, however, the following described real estate located in the Southeast Quarter of said Section 25, Washington Township, Preble County, Ohio, and commencing at a corner on the North line of said Quarter, which is 23.36 poles West from the Northeast corner of said Quarter; thence South 2 ½° East 11.21 poles; thence South 87 ½° West 12.6 poles to a corner on the West side of Bantas Creek near the water's edge; thence North 19 ½° West 11.72 poles to a corner on the Quarter Section line; thence North 87 ½° East 16 poles to the place of beginning, containing 1 acre of land, more or less.

The land hereby conveyed being 202.6 acres, more or less, but subject to all legal highways, easements and rights of way, and being 126 acres in the Northwest Quarter of said Section 30; 678 acres in the Southwest Quarter of Section 30, Twin Township, Preble County, Ohio; and 8.5 acres in the Southeast Quarter of Section 25, Washington Township, Preble County, Ohio.

ITEM II. The real estate described in Item I. is subject to a Conservation Easement recorded in Volume 382, Page 509, Deed Records, Preble County, Ohio.

ITEM III. REAL ESTATE TAXES: (P.P.I.D. #K36-6330-000-00-002-000) **194 Acres**

(a) First half of 2016 (due February, 2017) --- \$2,978.13 PAID
(b) Second half of 2016 (due July, 2017) ----- \$2,978.13 UNPAID

Land - \$669,470 Building - \$95,000 Total - \$764,470

SUBJECT TO C.A.U.V. RECAPTURE

(P.P.I.D. #139-8225-400-00-003-000) **8.5 Acres**

(a) First half of 2016 (due February, 2017) --- \$112.80 PAID
(b) Second half of 2016 (due July, 2017) ----- \$112.80 UNPAID

Land - \$25,450 Building - \$0 Total - \$25,450

SUBJECT TO C.A.U.V. RECAPTURE

REAL ESTATE TAXES FOR 2017 ARE A LIEN AGAINST THE ABOVE PARCEL BUT HAVE NOT YET BEEN DETERMINED AND ARE NOT YET DUE AND PAYABLE.

Property Address: 2610 Bantas Creek Road/0 Washington Twin Road, Eaton, Ohio 45320

SWO0401717
CDH/mn

CERTIFICATE OF TITLE - TRACT 4

CERTIFICATE OF TITLE
CHARLES D. HUBLER CO., L.P.A.
201 South Barron Street
P. O. Box 349
Eaton, Ohio 45320
1-937-456-5581

To: Schrader Auction

The undersigned hereby certifies that he has made a thorough examination and search of the records of Preble County, Ohio, as disclosed by the public indices, for a period of at least forty years, unless otherwise set forth herein, relating to the premises hereinafter described in ITEM I below, and further certifies that, based on said records, the fee simple title to said premises is vested in

THE RUBICON REALTY COMPANY

By Limited Warranty DEED from The Dayton Foundation, Inc. (no state given), executed November 14, 2000, recorded November 27, 2000, in Volume 34, at Page 799

of the Official Records of Preble County, Ohio, and as appears from said County records, the title is marketable and free from encumbrance except and subject to the matters set forth herein at Items II through III inclusive.

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, right to file Mechanics' Liens, special taxes and assessments not shown by the County Treasurer's Office Records (including C.A.U.V. and agricultural district recoupments), unpaid utilities, or zoning and other governmental regulations.

Dated at Eaton, Ohio, this

Charles D. Hubler Co., L.P.A.

17th day of April, 2017,
at 8:00 o'clock AM

By


Charles D. Hubler

ITEM I.

(Real Estate Description)

(60.71 Acres, Twin Township)

Located in the North half of Section 30, Township 6 North, Range 3 East, Twin Township, Preble County, Ohio; beginning at a stone marked (T) on the North line of said Section 30 and 456.89 feet West of the Northeast corner of the Northwest Quarter of said section; thence with the North line of said section North 89° 05' 00" East for 1044.62 feet to an iron pin; thence South 0° 45' 00" East for 2603.29 feet to a fence post, witness a stone 2.5 feet West and 3.82 feet South; thence South 88° 31' 30" West for 584.10 feet to an iron pin at the center of said Section 30; thence with the half section line North 1° 42' 30" West for 172.08 feet to an iron pin; thence South 88° 38' 10" West for 456.89 feet to a stone marked (T); thence North 0° 46' 10" West for 2440.49 feet to the point of beginning. Containing 60.71 acres more or less.

Subject however to all legal right of ways and easements of record.

ITEM II. Grantor on vesting deed does not include the state of which it is incorporated in.

ITEM III. REAL ESTATE TAXES: (P.P.I.D. #K36-6330-200-00-005-000) 60.71 Acres

(a) First half of 2016 (due February, 2017) --- \$890.05 PAID
(b) Second half of 2016 (due July, 2017) ----- \$890.05 UNPAID

Land - \$261,730 Building - \$0 Total - \$261,730

SUBJECT TO C.A.U.V. RECAPTURE

CERTIFICATE OF TITLE - TRACT 4

REAL ESTATE TAXES FOR 2017 ARE A LIEN AGAINST THE ABOVE PARCEL BUT HAVE NOT YET BEEN DETERMINED AND ARE NOT YET DUE AND PAYABLE.

Property Address: 0 Bantas Creek Road

SWO0401717
CDH/mn

CERTIFICATE OF TITLE - TRACT 5

CERTIFICATE OF TITLE
CHARLES D. HUBLER CO., L.P.A.
201 South Barron Street
P. O. Box 349
Eaton, Ohio 45320
1-937-456-5581

To: Schrader Auction

The undersigned hereby certifies that he has made a thorough examination and search of the records of Preble County, Ohio, as disclosed by the public indices, for a period of at least forty years, unless otherwise set forth herein, relating to the premises hereinafter described in ITEM I below, and further certifies that, based on said records, the fee simple title to said premises is vested in

RUBICON REALTY COMPANY

By Sheriff's DEED from Thomas A. Hayes, Sheriff of Preble County (Donald W. Cundiff, et. al, Case No. 99CV023016), executed March 8, 2001, recorded April 26, 2001, in Volume 54, at Page 185


of the Official Records of Preble County, Ohio, and as appears from said County records, the title is marketable and free from encumbrance except and subject to the matters set forth herein at Items II through III inclusive.

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, right to file Mechanics' Liens, special taxes and assessments not shown by the County Treasurer's Office Records (including C.A.U.V. and agricultural district recoupments), unpaid utilities, or zoning and other governmental regulations.

Dated at Eaton, Ohio, this

Charles D. Hubler Co., L.P.A.

17th day of April, 2017,
at 8:00 o'clock AM

By 
Charles D. Hubler

ITEM I. **(Real Estate Description)** **(32.88 Acres, Twin Township)**

Situated in the Northeast Quarter, Section 30, Town 6 North, Range 3 East, Twin Township, Preble County, State of Ohio, and being more particularly described as follows:

Beginning at a point in the easterly line of said Northeast Quarter and in the center of Wysong Road, said point being located South 0 deg. 56' East, a distance of 1103.52 feet, as measured along the easterly line of said Quarter from the Northeast corner of said Section 30; thence South 0 deg. 56' East along the easterly line of said Quarter 925.5 feet to a point, reference an iron pin South 88 deg. 17' West, a distance of 22.00 feet; thence South 88 deg. 17' West a distance of 521.6 feet to an iron pin; thence South 13 deg. 44' West, a distance of 53.5 feet to an iron pin; thence South 88 deg. 17' West, a distance of 1401.8 feet to an iron pin; thence North 0 deg. 45' West a distance of 979.0 feet to a corner post; thence North 88 deg. 17' East, a distance of 1934.13 feet to the place of beginning, containing 42.88 acres, more or less.

EXCEPT therefrom the following described premises:

Beginning at a nail in Wysong Road and East Section line and located South 1 deg. 18' East and 1103.52 feet from Northeast corner Section 30; thence South 1 deg. 18' East with Wysong Road and East Section line for 686.10 feet to a railroad spike; thence North 89 deg. 14' West with a fence line for 572.50 feet to a wooden fence corner post; thence North 8 deg. 39' East for 65.00 feet to an iron stake; thence North 86 deg. 41' West for 97.39 feet to an iron stake; thence North

CERTIFICATE OF TITLE - TRACT 5

1 deg. 18' West for 588.81 feet to an iron stake; thence North 88 deg. 17' East with fence line for 658.00 feet to point of beginning, containing 10.0 acres of land more or less.

ITEM II. The real estate described in Item I. is subject to a mortgage from Donald W. Cundiff Jr. and Angela K. Cundiff, husband and wife, in favor of Quality Mortgage USA, Inc., in the face amount of \$25,000.00, executed January 30, 1995, recorded February 16, 1995, in Vol. **352**, Page **406**, Mortgage Records, Preble County, Ohio.

*Assigned to Bankers Trust Company, as Trustee for the Holders of DLJ Mortgage Acceptance Corp., Mortgages Pass-Through Certificates, recorded February 16, 1995, in Volume 38, Page 809, Certificate of Release Records, Preble County, Ohio

*Attempt to release mortgage recorded April 5, 2001, in Volume 50, Page 711, Official Records, Preble County, Ohio. Release does not include a legal description.

ITEM III. REAL ESTATE TAXES: (P.P.I.D. #K36-6330-200-00-007-000) **32.88 Acres**

(a) First half of 2016 (due February, 2017) --- \$610.69 PAID
(b) Second half of 2016 (due July, 2017) ----- \$610.69 UNPAID

Land - \$157,830 Building - \$0 Total - \$157,830

SUBJECT TO C.A.U.V. RECAPTURE

REAL ESTATE TAXES FOR 2017 ARE A LIEN AGAINST THE ABOVE PARCEL BUT HAVE NOT YET BEEN DETERMINED AND ARE NOT YET DUE AND PAYABLE.

Property Address: 1641 Wysong Road, Eaton, Ohio 45320

SWO0401717
CDH/mn

CERTIFICATE OF TITLE - TRACT 6 (1 of 2)

CHARLES D. HUBLER CO., L.P.A.

201 South Barron Street
P. O. Box 349
Eaton, Ohio 45320
1-937-456-5581

To: Schrader Auction

The undersigned hereby certifies that he has made a thorough examination and search of the records of Preble County, Ohio, as disclosed by the public indices, for a period of at least forty years, unless otherwise set forth herein, relating to the premises hereinafter described in ITEM I below, and further certifies that, based on said records, the fee simple title to said premises is vested in

RUBICON REALTY COMPANY

By Warranty DEED from Gary L. Jestice and Judy A. Jestice, husband and wife, executed May 9, 1978, recorded May 11, 1978, in Volume 308, at Page 281

of the Deed Records of Preble County, Ohio, and as appears from said County records, the title is marketable and free from encumbrance except and subject to the matters set forth herein at Items II through III inclusive.

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, right to file Mechanics' Liens, special taxes and assessments not shown by the County Treasurer's Office Records (including C.A.U.V. and agricultural district recoupments), unpaid utilities, or zoning and other governmental regulations.

Dated at Eaton, Ohio, this

17th day of April, 2017,
at 8:00 o'clock AM

Charles D. Hubler Co., L.P.A.

By



Charles D. Hubler

ITEM I.
(Real Estate Description)
(61.606 Acres, Twin Township)

Situate in the East half on Section 30, Town 6 North, Range 3 East of Town Township, Preble County, Ohio and being a part of a 133.89 acre tract conveyed to Gary and Judy Jestice as described in deed book 297, page 554 of the deed records of Preble County, Ohio and being more particularly described as follows:

Beginning at an iron pin at the Northwest corner of the Southeast Quarter of Section 30; thence North 89° 57' East with the North line of the Southeast Quarter a distance of 584.10 feet to a post at the place of beginning of this description; thence North 0° 45' West with the Westerly line of the said 133.89 acre tract a distance of 509.63 feet to an iron pin at the Northwest corner of the said 133.89 acre tract; thence North 88° 17' East with the North line of the said 133.89 acre tract a distance of 1401.80 to an iron pin at a Northeast corner of the said 133.89 acre tract; thence South 1° 18' East with an Easterly line of the said 133.89 acre tract a distance of 1227.03 feet to a post; thence North 89° 12' West with an existing fence a distance of 254.25 feet to a post; thence South 1° 55' 20" West with an existing fence a distance of 712.27 feet to a post; thence South 86° 59' 30" West with an existing fence a distance of 1285.70 feet to a post on the Westerly line of the said 133.89 acre tract; thence North 1° 53' West with the Westerly line of the said 133.89 acre tract a distance of 316.07 feet to a post; thence North 7° 32' East with the Westerly line of the said 133.89 acre tract a distance of 1144.90 feet to the place of beginning, containing 61.606 acres of land, more or less, and being subject to all legal highways and easements of record.

CERTIFICATE OF TITLE - TRACT 6 (1 of 2)

ITEM II. The real estate described in Item I. is subject to a Conservation Easement recorded in Volume 382, Page 509, Deed Records, Preble County, Ohio.

ITEM III. REAL ESTATE TAXES: (P.P.I.D. #K36-6330-400-00-003-000) **61.606 Acres**

(a) First half of 2016 (due February, 2017) --- \$> PAID

(b) Second half of 2016 (due July, 2017) ----- \$> UNPAID

Land - \$234,410 Building - \$0 Total - \$234,410

SUBJECT TO C.A.U.V. RECAPTURE

REAL ESTATE TAXES FOR 2017 ARE A LIEN AGAINST THE ABOVE PARCEL BUT HAVE NOT YET BEEN DETERMINED AND ARE NOT YET DUE AND PAYABLE.

Property Address: 0 Wysong Road

SWO0401717

CDH/mn

CERTIFICATE OF TITLE - TRACT 6 (2 of 2)

CERTIFICATE OF TITLE
CHARLES D. HUBLER CO., L.P.A.
201 South Barron Street
P. O. Box 349
Eaton, Ohio 45320
1-937-456-5581

To: Schrader Auction

The undersigned hereby certifies that he has made a thorough examination and search of the records of Preble County, Ohio, as disclosed by the public indices, for a period of at least forty years, unless otherwise set forth herein, relating to the premises hereinafter described in ITEM I below, and further certifies that, based on said records, the fee simple title to said premises is vested in

RUBICON REALTY CO., A CORPORATION

By Warranty DEED from Harvey J. Yost, married, executed December 4, 1970, recorded December 7, 1970, in Volume 267, at Page 566

of the Deed Records of Preble County, Ohio, and as appears from said County records, the title is marketable and free from encumbrance except and subject to the matters set forth herein at Items II through III inclusive.

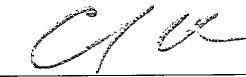
This Certificate does not purport to cover matters not of record in said County, including rights of persons in possession, questions which a correct survey or inspection would disclose, right to file Mechanics' Liens, special taxes and assessments not shown by the County Treasurer's Office Records (including C.A.U.V. and agricultural district recoupments), unpaid utilities, or zoning and other governmental regulations.

Dated at Eaton, Ohio, this

Charles D. Hubler Co., L.P.A.

17th day of April, 2017,
at 8:00 o'clock AM

By



Charles D. Hubler

ITEM I.
(Real Estate Description)
(13.34 Acres, Twin Township)

Situated in the Southeast Quarter of Section 30, Town 6 North, Range 3 East, Twin Township, Preble County, State of Ohio, and being more particularly described as follows:

Beginning at an iron pin set at the northwestwardly corner of said Southeast Quarter; thence North 89° 57' East along the northerly line of said Quarter 584.10 feet to a corner, reference a stone 2.5 feet West and 3.82 feet South; thence South 7° 32' West a distance of 1144.90 feet to a corner; thence South 89° 57' West a distance of 438.90 feet to an old stone in the westerly line of said Quarter; thence North 0° 15' West along the westerly line of said Quarter 1134.37 feet to the place of beginning, containing 13.34 acres, more or less. Subject to all legal highways, streets, alleys, easements, restrictions, reservations, conditions and rights of way.

ITEM II. The real estate described in Item I. is subject to a Conservation Easement recorded in Volume 382, Page 509, Deed Records, Preble County, Ohio.

ITEM III. REAL ESTATE TAXES: (P.P.I.D. #K36-6330-400-00-004-000) **13.34 Acres**

(a) First half of 2016 (due February, 2017) --- \$150.41 PAID
(b) Second half of 2016 (due July, 2017) ----- \$150.41 UNPAID

Land - \$41,470 Building - \$0 Total - \$41,470

SUBJECT TO C.A.U.V.

CERTIFICATE OF TITLE - TRACT 6 (2 of 2)

REAL ESTATE TAXES FOR 2017 ARE A LIEN AGAINST THE ABOVE PARCEL BUT
HAVE NOT YET BEEN DETERMINED AND ARE NOT YET DUE AND PAYABLE.

Property Address: 0 Bantas Creek Road, Eaton, Ohio 45320

SWO0401717

CDH/mn



COUNTY INFORMATION

Tax Parcel Maps

Tax Bills

COUNTY INFORMATION - TRACT 1

Preble County, Ohio - Property Record Card, Page 1 Parcel: L3982252000001000

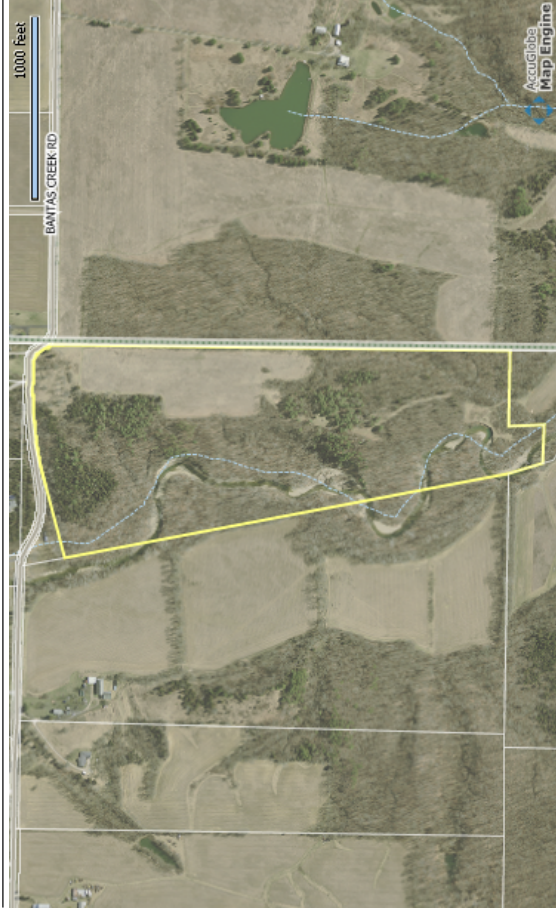
GENERAL PARCEL INFORMATION

Owner
 RUBICON REALTY COMPANY
 2268 BANTAS CREEK RD
 MARK FORNES REALTY INC
 0 2080 BYERS RD
 MIAMISBURG OH 45342
Land Use
 110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT
 AGRICULTURAL USE VALUE"
 EPT NE-NE PT SE
 (56.5 + 1)
School District
 EATON SD
Tax District
 L39 Washington Twp. - Eaton City School District

VALUATION

Market Land Value	Appraised	Assessed
CAUV Land Value	\$145,980.00	\$24,160.00
Improvements Value	\$69,030.00	\$24,160.00
Total Value	\$0.00	\$0.00
Taxable Value	\$69,030.00	\$24,160.00

MAP



AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV	Taxable
WO - WOODS	S1A	13.914	2220	30890	10810.00	1150	\$16,000.00 \$5,600.00
WO - WOODS	MnE3	20.439	1290	26370	9230.00	230	\$4,700.00 \$1,645.00
CR - CROP	CeB2	5.43	4770	25900	9070.00	2430	\$13,190.00 \$4,616.50
HS - HOME		1	18000	18000	6300.00	18000	\$18,000.00 \$6,300.00
WO - WOODS	CeB2	3.839	3080	11820	4140.00	1930	\$7,410.00 \$2,593.50
WO - WOODS	MhC3	5.95	1740	10350	3620.00	230	\$1,370.00 \$479.50
CR - CROP	CeB	1.642	4970	8160	2860.00	2830	\$4,650.00 \$1,627.50
CR - CROP	MhC3	1.504	3270	4920	1720.00	350	\$530.00 \$185.50
PP - PERM	MhC3	0.931	3270	3040	1060.00	350	\$330.00 \$115.50
CR - CROP	MeC2	0.489	4570	2230	780.00	2140	\$1,050.00 \$367.50
WO - WOODS	FmB	0.898	2450	2200	770.00	1060	\$950.00 \$332.50
PP - PERM	CeB2	0.207	4770	990	350.00	2430	\$500.00 \$175.00
WO - WOODS	MhD3	0.664	1150	760	270.00	230	\$150.00 \$52.50
WO - WOODS	RpA	0.05	3900	200	70.00	3540	\$180.00 \$63.00
CR - CROP	MnE3	0.064	2420	150	50.00	350	\$20.00 \$7.00
RD - ROAD		0.479	0	0	0.00	0	\$0.00 \$0.00

COUNTY INFORMATION - TRACT 1

LAND												
Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres				
CR - CROP LAND	0	0/0	0	0%	3270	\$4,920.00	\$4,920.00	1.504				
WO - WOODS	0	0/0	0	0%	1740	\$10,350.00	\$10,350.00	5.95				
WO - WOODS	0	0/0	0	0%	2450	\$2,200.00	\$2,200.00	0.898				
WO - WOODS	0	0/0	0	0%	3080	\$11,820.00	\$11,820.00	3.839				
HS - HOME SITE	0	0/0	0	0%	18000	\$18,000.00	\$18,000.00	1				
CR - CROP LAND	0	0/0	0	0%	4570	\$2,230.00	\$2,230.00	0.489				
RD - ROAD	0	0/0	0	0%	0	\$0.00	\$0.00	0.479				
CR - CROP LAND	0	0/0	0	0%	4970	\$8,160.00	\$8,160.00	1.642				
WO - WOODS	0	0/0	0	0%	1290	\$26,370.00	\$26,370.00	20.439				
WO - WOODS	0	0/0	0	0%	1150	\$760.00	\$760.00	0.664				
CR - CROP LAND	0	0/0	0	0%	2420	\$150.00	\$150.00	0.064				
CR - CROP LAND	0	0/0	0	0%	4770	\$25,900.00	\$25,900.00	5.43				
PP - PERM PASTURE	0	0/0	0	0%	4770	\$990.00	\$990.00	0.207				
WO - WOODS	0	0/0	0	0%	2220	\$30,890.00	\$30,890.00	13.914				
PP - PERM PASTURE	0	0/0	0	0%	3270	\$3,040.00	\$3,040.00	0.931				
WO - WOODS	0	0/0	0	0%	3900	\$200.00	\$200.00	0.05				

SALES

Sale Date	Sale Amount	Buyer	Conveyance	Notes
9/14/1966	\$0.00	RUBICON	0	

COUNTY INFORMATION - TRACTS 2 & 3

Preble County, Ohio - Property Record Card, Page 1 Parcel: K3663300000002000

GENERAL PARCEL INFORMATION

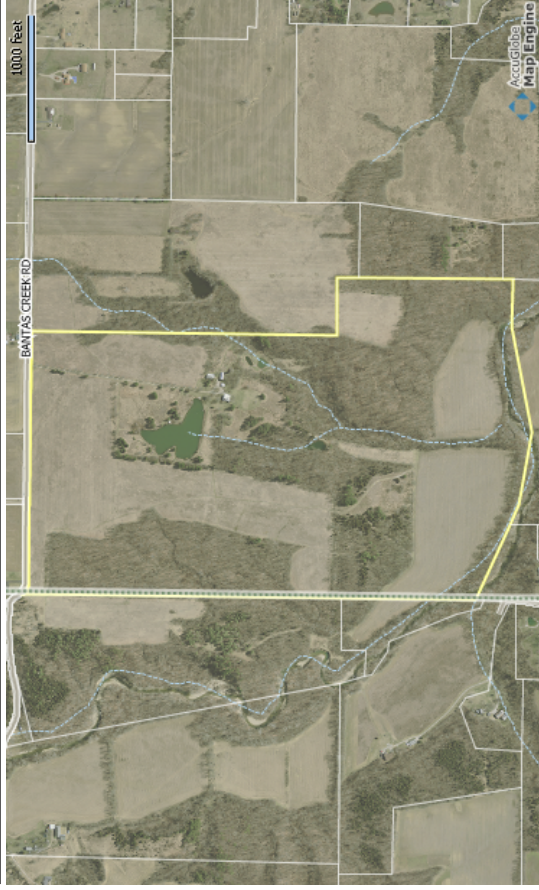
Owner
 RUBICON REALTY COMPANY
 2610 BANTAS CREEK RD
 MARK FORNES REALTY INC
 0 2080 BYERS RD
 MIAMISBURG OH 45342
Land Use
 111 AGRICULTURAL CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR
Legal Description
 CURRENT AGRICULTURAL USE VALUE"
 W PT NW-1/4 SW
 (126 + 68)
School District
 TWIN VALLEY SD
Tax District
 K36 Twin Twp. - Twin Valley School District

VALUATION

Market Land Value	Appraised	Assessed
CAUV Land Value	\$669,470.00	\$126,600.00
Improvements Value	\$361,700.00	\$126,600.00
Total Value	\$95,000.00	\$33,250.00
	\$456,700.00	\$159,850.00

Taxable Value \$159,850.00

MAP



AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV	Taxable
CR - CROP	RpA	24.638	5490	135260	47340.00	4040	\$99,540.00 \$34,839.00
CR - CROP	CeB2	14.877	4770	70960	24840.00	2430	\$36,150.00 \$12,652.50
CR - CROP	MhC3	15.119	3270	49440	17300.00	350	\$5,290.00 \$1,851.50
CR - CROP	MfB2	9.787	4830	47270	16540.00	2570	\$25,150.00 \$8,802.50
WO - WOODS	MeC2	13.442	2840	38180	13360.00	1640	\$22,040.00 \$7,714.00
CR - CROP	CfB	7.085	5230	37050	12970.00	2970	\$21,040.00 \$7,364.00
CR - CROP	CeB	5.69	4970	28280	9900.00	2830	\$16,100.00 \$5,635.00
WO - WOODS	CeB	8.259	3320	27420	9600.00	2330	\$19,240.00 \$6,734.00
WO - WOODS	MhC3	13.507	1740	23500	8230.00	230	\$3,110.00 \$1,088.50
WO - WOODS	RpA	5.512	3900	21500	7530.00	3540	\$19,510.00 \$6,828.50
PP - PERM	MfB2	4.379	4830	21150	7400.00	2570	\$11,250.00 \$3,937.50
HS - HOME		1	20400	20400	7140.00	20400	\$20,400.00 \$7,140.00
WO - WOODS	StA	7.802	2220	17320	6060.00	1150	\$8,970.00 \$3,139.50
PP - PERM	MhC3	5.062	3270	16550	5790.00	350	\$1,770.00 \$619.50
WO - WOODS	MhD3	14.356	1150	16510	5780.00	230	\$3,300.00 \$1,155.00
WO - WOODS	MfB	4.6	3300	15180	5310.00	2250	\$10,350.00 \$3,622.50
WO - WOODS	KnA	4.064	3580	14550	5090.00	3300	\$13,410.00 \$4,693.50
WO - WOODS	Hef2	8.163	1150	9390	3290.00	230	\$1,880.00 \$658.00
WO - WOODS	MnE3	6.943	1290	8960	3140.00	230	\$1,600.00 \$560.00
PP - PERM	MhD3	3.566	2160	7700	2700.00	350	\$1,250.00 \$437.50
PP - PERM	FmB	1.729	4440	7680	2690.00	1560	\$2,700.00 \$945.00
CR - CROP	CfA	0.952	5290	5040	1760.00	3110	\$2,960.00 \$1,036.00

COUNTY INFORMATION - TRACTS 2 & 3

LAND												
Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres				
WO - WOODS	0	0/0	0	0%	3080	\$4,600.00	\$4,600.00	1.494				
WO - WOODS	0	0/0	0	0%	1150	\$9,390.00	\$9,390.00	8.163				
CR - CROP LAND	0	0/0	0	0%	4970	\$28,280.00	\$28,280.00	5.69				
CR - CROP LAND	0	0/0	0	0%	5290	\$5,040.00	\$5,040.00	0.952				
WO - WOODS	0	0/0	0	0%	2840	\$38,180.00	\$38,180.00	13.442				
WO - WOODS	0	0/0	0	0%	3320	\$27,420.00	\$27,420.00	8.259				
PP - PERM PASTURE	0	0/0	0	0%	3270	\$16,550.00	\$16,550.00	5.062				
CR - CROP LAND	0	0/0	0	0%	4830	\$47,270.00	\$47,270.00	9.787				
CR - CROP LAND	0	0/0	0	0%	4770	\$70,960.00	\$70,960.00	14.877				
PP - PERM PASTURE	0	0/0	0	0%	4770	\$2,360.00	\$2,360.00	0.494				
WO - WOODS	0	0/0	0	0%	2220	\$17,320.00	\$17,320.00	7.802				
PP - PERM PASTURE	0	0/0	0	0%	4830	\$21,150.00	\$21,150.00	4.379				
PP - PERM PASTURE	0	0/0	0	0%	5490	\$1,740.00	\$1,740.00	0.317				
CR - CROP LAND	0	0/0	0	0%	2160	\$4,130.00	\$4,130.00	1.911				
WO - WOODS	0	0/0	0	0%	3900	\$21,500.00	\$21,500.00	5.512				
CR - CROP LAND	0	0/0	0	0%	3270	\$49,440.00	\$49,440.00	15.119				
CR - CROP LAND	0	0/0	0	0%	5490	\$135,260.00	\$135,260.00	24.638				
CR - CROP LAND	0	0/0	0	0%	2160	\$400.00	\$400.00	0.183				
A - POND	0	0/0	0	0%	3270	\$1,150.00	\$1,150.00	0.351				
PP - PERM PASTURE	0	0/0	0	0%	4570	\$20.00	\$20.00	0.005				
CR - CROP LAND	0	0/0	0	0%	4970	\$1,740.00	\$1,740.00	0.351				
PP - PERM PASTURE	0	0/0	0	0%	2160	\$7,700.00	\$7,700.00	3.566				
WO - WOODS	0	0/0	0	0%	3300	\$15,180.00	\$15,180.00	4.6				
HS - HOME SITE	0	0/0	0	0%	20400	\$20,400.00	\$20,400.00	1				
CR - CROP LAND	0	0/0	0	0%	3920	\$1,990.00	\$1,990.00	0.507				
RD - ROAD	0	0/0	0	0%	0	\$0.00	\$0.00	1.486				
WO - WOODS	0	0/0	0	0%	3160	\$1,570.00	\$1,570.00	0.498				
WO - WOODS	0	0/0	0	0%	3580	\$14,550.00	\$14,550.00	4.064				
WO - WOODS	0	0/0	0	0%	2820	\$4,070.00	\$4,070.00	1.445				
WO - WOODS	0	0/0	0	0%	1150	\$16,510.00	\$16,510.00	14.356				
WO - WOODS	0	0/0	0	0%	1740	\$23,500.00	\$23,500.00	13.507				
WA - WASTE	0	0/0	0	0%	100	\$220.00	\$220.00	2.186				
CR - CROP LAND	0	0/0	0	0%	5230	\$37,050.00	\$37,050.00	7.085				
CR - CROP LAND	0	0/0	0	0%	2420	\$230.00	\$230.00	0.097				
CR - CROP LAND	0	0/0	0	0%	4570	\$530.00	\$530.00	0.115				
PP - PERM PASTURE	0	0/0	0	0%	4440	\$7,680.00	\$7,680.00	1.729				
WO - WOODS	0	0/0	0	0%	1290	\$8,960.00	\$8,960.00	6.943				
CR - CROP LAND	0	0/0	0	0%	4440	\$1,000.00	\$1,000.00	0.226				
WO - WOODS	0	0/0	0	0%	2450	\$4,200.00	\$4,200.00	1.715				
WO - WOODS	0	0/0	0	0%	2640	\$230.00	\$230.00	0.087				

SALES

Sale Date	Sale Amount	Buyer	Conveyance	Notes
1/1/1900	\$0.00	RUBICON	0	

COUNTY INFORMATION - TRACTS 2 & 3

Preble County, Ohio - Property Record Card, Page 3 Parcel: K36633000000002000 Card: 1

GENERAL PARCEL INFORMATION

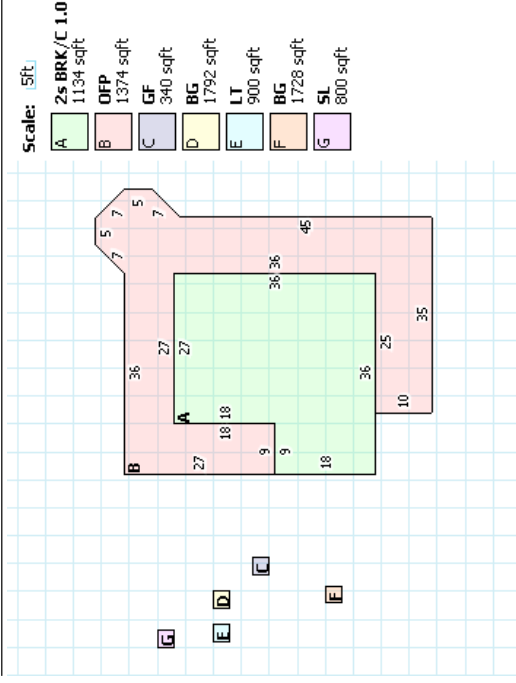
Owner
 RUBICON REALTY COMPANY
 2610 BANTAS CREEK RD
 MARK FORNES REALTY INC
 0 2080 BYERS RD
 MIAMISBURG OH 45342
Land Use
 111 AGRICULTURAL CASH-GRAIN OR GENERAL FARM *QUALIFIED FOR
Legal Description
 CURRENT AGRICULTURAL USE VALUE**
 W PT NW-N PT SW
 (126 + 68)
School District
 TWIN VALLEY SD
Tax District
 K36 Twin Twp. - Twin Valley School District

VALUATION

	Appraised	Assessed
Market Land Value	\$669,470.00	\$126,600.00
CAUV Land Value	\$361,700.00	\$126,600.00
Improvements Value	\$95,000.00	\$33,250.00
Total Value	\$456,700.00	\$159,850.00

Taxable Value \$159,850.00

SKETCH



RESIDENTIAL

Number Of Stories	2
Year Built	0
Year Remodelled	0
Grade	C+
Condition	A
Occupancy	SINGLE FAMILY
Construction	BRICK
RoofType	GABLE
RoofMaterial	SHINGLES
Total Area	2268
Living Area	2268
Finished Basement Area	0
Air Conditioned Area	0
Unheated Area	0
Total Rooms	8
Total Bedrooms	3
Total Full Baths (Including Base Plumbing)	2
Total Half Baths	0
Extra Plumbing Fixtures Value	\$79,100.00

RESIDENTIAL DETAIL

Floor	Area	Construction Rooms	Bedrooms	Full Baths	Half Baths	Fireplaces
2ND	1134	BRK	0	0	0	0
1	1134	BRK	3	2	0	1

COUNTY INFORMATION - TRACT 4

Preble County, Ohio - Property Record Card, Page 1 Parcel: K36633020000005000

GENERAL PARCEL INFORMATION

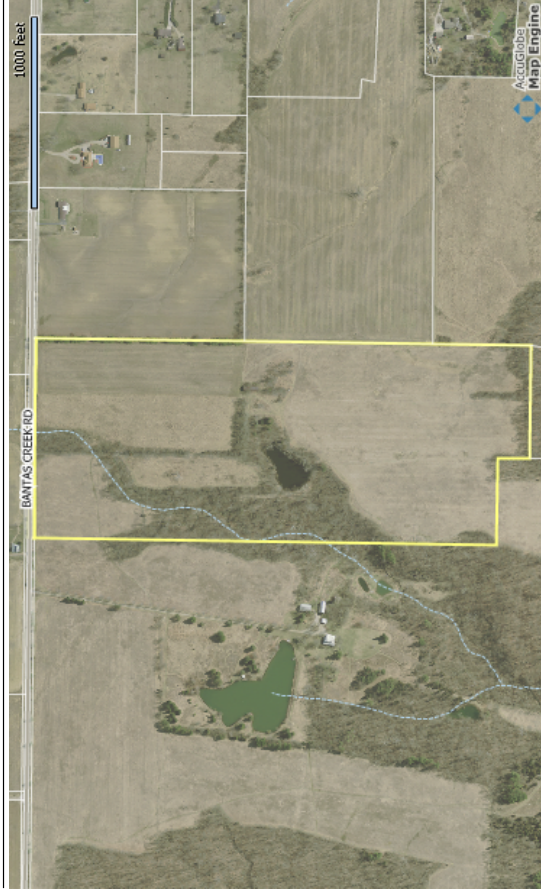
Owner RUBICON REALTY COMPANY
Property Address 0 BANTAS CREEK RD
Mailing Address MARK FORNES REALTY INC
 0 2080 BYERS RD
 MIAMISBURG OH 45342
Land Use 199 OTHER AGRICULTURAL USE WITH OUTBUILDINGS "QUALIFIED FOR
Legal Description CURRENT USE VALUE"
 W PT NE-E PT NW

School District TWIN VALLEY SD
Tax District K36 Twin Twp. - Twin Valley School District

VALUATION

Market Land Value	Appraised	Assessed
CAUV Land Value	\$261,730.00	\$48,080.00
Improvements Value	\$137,370.00	\$48,080.00
Total Value	\$0.00	\$0.00
Taxable Value	\$137,370.00	\$48,080.00

MAP



AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV	Taxable
CR - CROP	CeB	23.894	4970	118750	41560.00	2880	\$67,620.00 \$23,667.00
CR - CROP	MfB2	9.552	4830	46140	16150.00	2570	\$24,550.00 \$8,592.50
CR - CROP	CtA	7.685	5290	40650	14230.00	3110	\$23,900.00 \$8,365.00
CR - CROP	CtB	3.112	5230	16280	5700.00	2970	\$9,240.00 \$3,234.00
WO - WOODS	MhC3	8.289	1740	14420	5050.00	230	\$1,910.00 \$668.50
CR - CROP	MhC3	3.931	3270	12850	4500.00	350	\$1,380.00 \$483.00
CR - CROP	KnA	1.176	5750	6760	2370.00	4900	\$5,060.00 \$1,771.00
WO - WOODS	CeB	1.148	3320	3810	1330.00	2330	\$2,670.00 \$934.50
WO - WOODS	MfB2	0.304	3160	960	340.00	2070	\$630.00 \$220.50
A - POND	MhC3	0.203	3270	660	230.00	350	\$70.00 \$24.50
CR - CROP	MfB	0.044	4970	220	80.00	2750	\$120.00 \$42.00
WO - WOODS	KnA	0.041	3580	150	50.00	3900	\$140.00 \$49.00
WA - WASTE	W	0.821	100	80	30.00	100	\$80.00 \$28.00
RD - ROAD		0.51	0	0	0.00	0	\$0.00 \$0.00

COUNTY INFORMATION - TRACT 4

LAND												
Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres				
RD - ROAD	0	0/0	0	0%	0	\$0.00	\$0.00	0.51				
WO - WOODS	0	0/0	0	0%	3160	\$960.00	\$960.00	0.304				
WA - WASTE	0	0/0	0	0%	100	\$80.00	\$80.00	0.821				
A - POND	0	0/0	0	0%	3270	\$660.00	\$660.00	0.203				
CR - CROP LAND	0	0/0	0	0%	4970	\$118,750.00	\$118,750.00	23.894				
CR - CROP LAND	0	0/0	0	0%	5750	\$6,760.00	\$6,760.00	1.176				
CR - CROP LAND	0	0/0	0	0%	3270	\$12,850.00	\$12,850.00	3.931				
WO - WOODS	0	0/0	0	0%	3320	\$3,810.00	\$3,810.00	1.148				
WO - WOODS	0	0/0	0	0%	3580	\$150.00	\$150.00	0.041				
CR - CROP LAND	0	0/0	0	0%	5290	\$40,650.00	\$40,650.00	7.685				
WO - WOODS	0	0/0	0	0%	1740	\$14,420.00	\$14,420.00	8.289				
CR - CROP LAND	0	0/0	0	0%	4830	\$46,140.00	\$46,140.00	9.552				
CR - CROP LAND	0	0/0	0	0%	4970	\$220.00	\$220.00	0.044				
CR - CROP LAND	0	0/0	0	0%	5230	\$16,280.00	\$16,280.00	3.112				

SALES

Sale Date	Sale Amount	Buyer	Conveyance	Notes
11/27/2000	\$86,000.00	RUBICON	1811	

COUNTY INFORMATION - TRACT 5

Preble County, Ohio - Property Record Card, Page 1 Parcel: K36633020000007000

GENERAL PARCEL INFORMATION

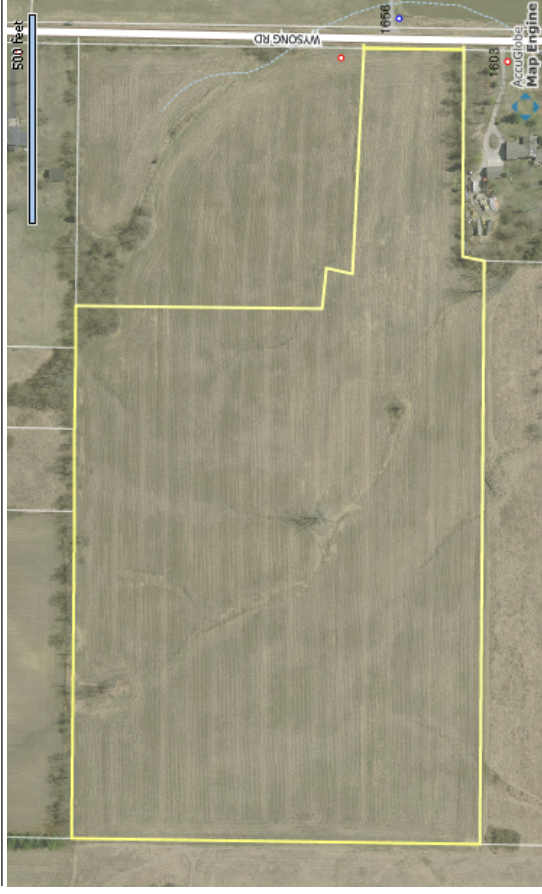
Owner
 RUBICON REALTY COMPANY
 1641 WYSONG RD
 MARK FORNES REALTY INC
 0 2080 BYERS RD
 MIAMISBURG OH 45342
Land Use
 110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT
Legal Description
 AGRICULTURAL USE VALUE"
 MID PT NE
School District
 TWIN VALLEY SD
Tax District
 K36 Twin Twp. - Twin Valley School District

VALUATION

Market Land Value	Appraised	Assessed
CAUV Land Value	\$157,830.00	\$29,590.00
Improvements Value	\$84,530.00	\$29,590.00
Total Value	\$0.00	\$29,590.00

Taxable Value \$29,590.00

MAP



AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV	Taxable
CR - CROP	CeB	19.751	4970	98160	34360.00	2830	\$55,900.00 \$19,565.00
CR - CROP	MeC2	8.69	4570	39710	13900.00	2140	\$18,600.00 \$6,510.00
PP - PERM	MeC2	2.574	4570	11760	4120.00	2140	\$5,510.00 \$1,928.50
CR - CROP	MIB2	0.851	4830	4110	1440.00	2570	\$2,190.00 \$766.50
PP - PERM	CeB	0.822	4970	4090	1430.00	2830	\$2,330.00 \$815.50
RD - ROAD		0.192	0	0	0.00	0	\$0.00 \$0.00

LAND

Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
RD - ROAD	0	0/0	0	0%	0	\$0.00	\$0.00	0.192
CR - CROP LAND	0	0/0	0	0%	4570	\$39,710.00	\$39,710.00	8.69
CR - CROP LAND	0	0/0	0	0%	4830	\$4,110.00	\$4,110.00	0.851
PP - PERM PASTURE	0	0/0	0	0%	4970	\$4,090.00	\$4,090.00	0.822
CR - CROP LAND	0	0/0	0	0%	4970	\$98,160.00	\$98,160.00	19.751
PP - PERM PASTURE	0	0/0	0	0%	4570	\$11,760.00	\$11,760.00	2.574

Property Record Card generated 5/9/2017 9:42:15 AM Preble County, Ohio

COUNTY INFORMATION - TRACT 6 (A)

Preble County, Ohio - Property Record Card, Page 1 Parcel: K3663304000003000

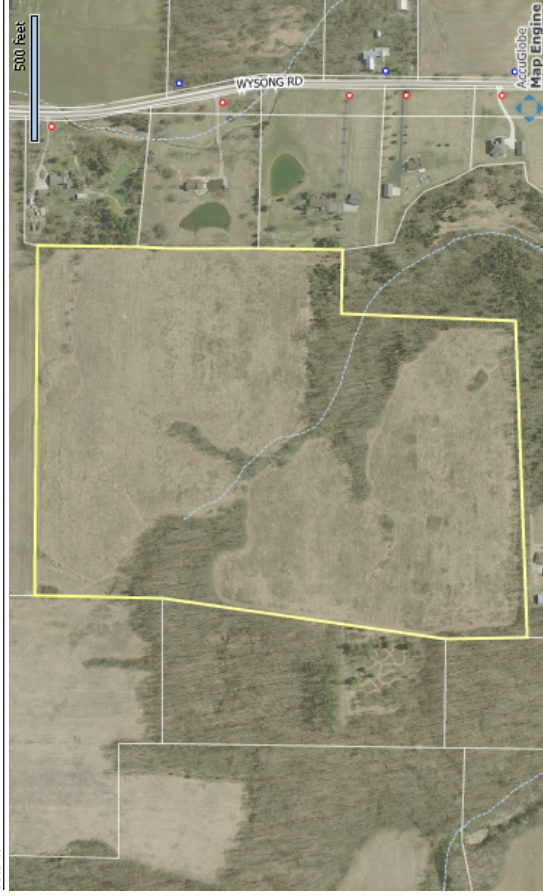
GENERAL PARCEL INFORMATION

Owner
 RUBICON REALTY COMPANY
 0 WYSONG RD
 MARK FORNES REALTY INC
 0 2080 BYERS RD
 MIAMISBURG OH 45342
Land Use
 110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT
Legal Description
 AGRICULTURAL USE VALUE"
 N MID PT SE-S MID PT NE
School District
 TWIN VALLEY SD
Tax District
 K36 Twin Twp. - Twin Valley School District

VALUATION

Market Land Value	Appraised	Assessed
CAUV Land Value	\$234,410.00	\$33,340.00
Improvements Value	\$95,250.00	\$33,340.00
Total Value	\$0.00	\$0.00
	\$95,250.00	\$33,340.00
Taxable Value		\$33,340.00

MAP



AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV	CAUV Taxable
CR - CROP	CeB	15.333	4970	76210	26670.00	2830	\$43,390.00 \$15,186.50
CR - CROP	MhC3	19.854	3270	64920	22720.00	350	\$6,950.00 \$2,432.50
CR - CROP	MFB2	8.54	4830	41250	14440.00	2570	\$21,950.00 \$7,682.50
CR - CROP	MFB	6.304	4970	31330	10970.00	2750	\$17,340.00 \$6,069.00
WO - WOODS	MhC3	4.228	1740	7360	2580.00	230	\$970.00 \$339.50
WO - WOODS	HeF2	4.401	1150	5060	1770.00	230	\$1,010.00 \$353.50
CR - CROP	HeF2	1.374	2160	2970	1040.00	230	\$320.00 \$112.00
WO - WOODS	CeB	0.606	3320	2010	700.00	2330	\$1,410.00 \$493.50
WO - WOODS	MFB2	0.429	3160	1360	480.00	2070	\$890.00 \$311.50
CR - CROP	MeC2	0.245	4570	1120	390.00	2140	\$520.00 \$182.00
WO - WOODS	KnA	0.134	3580	480	170.00	3300	\$440.00 \$154.00
CR - CROP	MhD3	0.158	2160	340	120.00	350	\$60.00 \$21.00

COUNTY INFORMATION - TRACT 6 (A)

LAND Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
WO - WOODS	0	0/0	0	0%	3320	\$2,010.00	\$2,010.00	0.606
WO - WOODS	0	0/0	0	0%	3580	\$480.00	\$480.00	0.134
CR - CROP LAND	0	0/0	0	0%	4970	\$31,330.00	\$31,330.00	6.304
CR - CROP LAND	0	0/0	0	0%	2160	\$2,970.00	\$2,970.00	1.374
CR - CROP LAND	0	0/0	0	0%	3270	\$64,920.00	\$64,920.00	19.854
WO - WOODS	0	0/0	0	0%	1150	\$5,060.00	\$5,060.00	4.401
CR - CROP LAND	0	0/0	0	0%	4970	\$76,210.00	\$76,210.00	15.333
WO - WOODS	0	0/0	0	0%	3160	\$1,360.00	\$1,360.00	0.429
CR - CROP LAND	0	0/0	0	0%	4830	\$41,250.00	\$41,250.00	8.54
WO - WOODS	0	0/0	0	0%	1740	\$7,360.00	\$7,360.00	4.228
CR - CROP LAND	0	0/0	0	0%	4570	\$1,120.00	\$1,120.00	0.245
CR - CROP LAND	0	0/0	0	0%	2160	\$340.00	\$340.00	0.158

SALES

Sale Date	Sale Amount	Buyer	Conveyance	Notes
5/10/1978	\$0.00	RUBICON	0	

COUNTY INFORMATION - TRACT 6 (B)

Preble County, Ohio - Property Record Card, Page 1 Parcel: K36633040000004000

GENERAL PARCEL INFORMATION

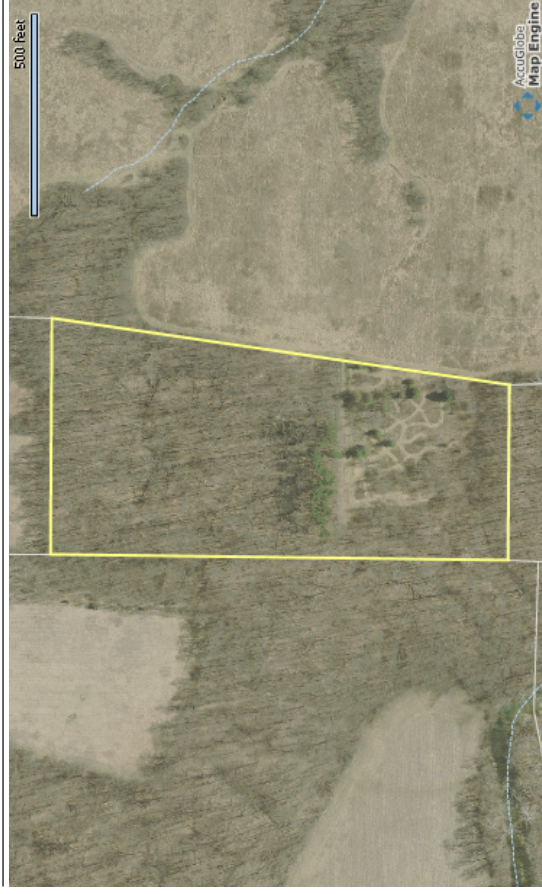
Owner
 RUBICON REALTY COMPANY
 0 BANTAS CREEK RD
 MARK FORNES REALTY INC
 0 2080 BYERS RD
 MIAMISBURG OH 45342
Land Use
 110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT
Legal Description
 AGRICULTURAL USE VALUE"
 NW COR SE-NW PT SE
 (9.04 + 4.30)
School District
 TWIN VALLEY SD
Tax District
 K36 Twin Twp. - Twin Valley School District

VALUATION

Market Land Value	Appraised	Assessed
CAUV Land Value	\$41,470.00	\$8,210.00
Improvements Value	\$23,460.00	\$8,210.00
Total Value	\$0.00	\$0.00
	\$23,460.00	\$8,210.00

Taxable Value \$8,210.00

MAP



AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV	Taxable
WO - WOODS	MfB	4.059	3300	13390	4690.00	2250	\$9,130.00
PP - PERM	MfB	2.126	4970	10570	3700.00	2750	\$5,850.00
WO - WOODS	MhC3	2.924	1740	5090	1780.00	230	\$670.00
WO - WOODS	CtB	1.623	2820	4580	1600.00	1970	\$3,200.00
WO - WOODS	CeB	1.179	3320	3910	1370.00	2330	\$2,750.00
PP - PERM	CtB	0.562	5230	2940	1030.00	2970	\$1,670.00
WO - WOODS	MhD3	0.802	1150	920	320.00	230	\$180.00
WO - WOODS	HeF2	0.065	1150	70	20.00	230	\$10.00

LAND

Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
WO - WOODS	0	0/0	0	0%	3300	\$13,390.00	\$13,390.00	4.059
PP - PERM PASTURE	0	0/0	0	0%	4970	\$10,570.00	\$10,570.00	2.126
PP - PERM PASTURE	0	0/0	0	0%	5230	\$2,940.00	\$2,940.00	0.562

PROJECTED TAXES

RUBICON REALTY

PROJECTED TAXES PER TRACT

Tract 1: \$ 991.02 / yr.

Tract 2: \$ 4,222.21 / yr. *

Tract 3: \$ 1,959.65 / yr. *

Tract 4: \$ 1,780.10 / yr.

Tract 5: \$ 1,221.38 / yr.

Tract 6: \$ 1,536.10 / yr

*Estimated Split (not warranted)

Note: All tracts are subject to C.A.U.V. Recapture if there is a use or eligibility change. All C.A.U.V Recapture expense is the responsibility of the Buyer.

Information was obtained from the Preble County Auditor's Website and is not warranted by the Auction Company.

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS





CONTACT INFORMATION

FIVE RIVERS METRO PARKS

Carrie Scarff

Chief of Planning and Projects
Five Rivers MetroParks
409 E. Monument Avenue, 3rd floor
Dayton, OH 45402

(937) 277-5399 Office

(937) 205-9435 Cell

(937) 274-4519 Fax

<http://www.metroparks.org>

PREBLE COUNTY DIRECTOR OF LAND USE

Brad Kramer
101 East main Street
Eaton, OH 4320
(937) 456-8171
Bkramer@prebco.org

PREBLE COUNTY FARM SERVICE AGENCY (CRP CONTRACT Information)

Marian Roell, Program Tech
(937) 456-4211

SCHRADER REAL ESTATE

AUCTION MANAGER

Andy Walther
300 N. Morton Ave.
Centerville, IN 47330
(765)-969-0401
andy@schraderauction.com



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

