

W A P A K O N E T A , O H I O

INVESTMENT
QUALITY
FARM LAND

AUCTION

- 411± FSA Cropland Acres
- Extensive Improved Drainage Tile
- 2018 Crop Rights to Buyer
- High Quality Soil Mix including Pewamo & Blount
- Located in Top Agricultural area
- Large fields for ease of operation
- Abundant SR 65 Frontage
- Morton Machinery Shed, Grain Bin, & Barns

418±
ACRES
IN 10 TRACTS

THURSDAY
SEPTEMBER 28TH @ 6.00 PM

Auction Location:
Auglaize County
Fairgrounds

tracts 1 & 2

INFO BOOKLET

This is a GREAT opportunity to own QUALITY. Bid on the Tract or combination of Tracts that best fits your needs. Come examine all the possibilities!

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

800-451-2709

www.Schraderauction.com

DISCLAIMER

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



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Columbia City, IN 46725

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Andy Walther - 765-969-0401 #AU19400167

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FARM SUMMARY

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- **411± FSA Cropland Acres**
- **Extensive Improved Drainage Tile**
- **2018 Crop Rights to Buyer**
- **High Quality Soil Mix including Pewamo & Blount**



- **Located in Top Agricultural area**
- **Large fields for ease of operation**
- **Abundant SR 65 Frontage**
- **Morton Machinery Shed, Grain Bin, & Barns**



TRACT DESCRIPTIONS

Tract 1: 51.5± Acres nearly all tillable. Abundant frontage on SR 65 and Gutman Rd. Productive tillable land with quality Pewamo, Blount and Glynwood soils. Nearly level field for ease of farming operation. Extensive tile and improved drainage. This is a nice size tract that presents a great investment opportunity.

Tract 2: 75± Acres nearly all tillable with frontage on Gutman Rd. Quality soil mix with an abundance of pattern drainage tile. Consider combining with Tract 1 for 126+- contiguous acres.

Tract 3: 5± Acres with newer Morton machinery shed, 15,000 bushel grain bin, overhead tank system and support barn. Conveniently located near the intersection of SR 65 and Gutman Rd., this would be a nice site to expand the grain set-up or use as a farm headquarters. Established well and driveway. Imagine the possibility of making this a building site for your country home.

Tract 4: 60.5± Acres nearly all tillable. Quality Pewamo and Blount soils with miles of drainage tile. Frontage on SR 65 and Gutman Rd. Investment quality piece here. *NOTE: Consider combining Tracts*

1-4 for 192± Acres and w/support buildings.

Tract 5: 60± Acres nearly all tillable. Improved drainage tile for this field that predominantly consists of Blount, Millgrove and Latty soils. Frontage on Gutman Rd.

Tract 6: 11± Acres nearly all tillable. Great potential home site or a place for your mini-farm. Investment quality soils with frontage on Idle Rd. Consider combining with Tract 5 for 70.67 contiguous acres.

Tract 7: 21.048± Acres nearly all tillable. Frontage on SR 65 and Clay Road. Well drained Eldean Soils. This is a very nice stand-alone tract or purchase in combination to increase your operation.

Tract 8: 60± Acres nearly all tillable. Excellent soils and excellent drainage with frontage on SR 65. Predominantly Millgrove and Eldean soils. Great size tract for the investor.

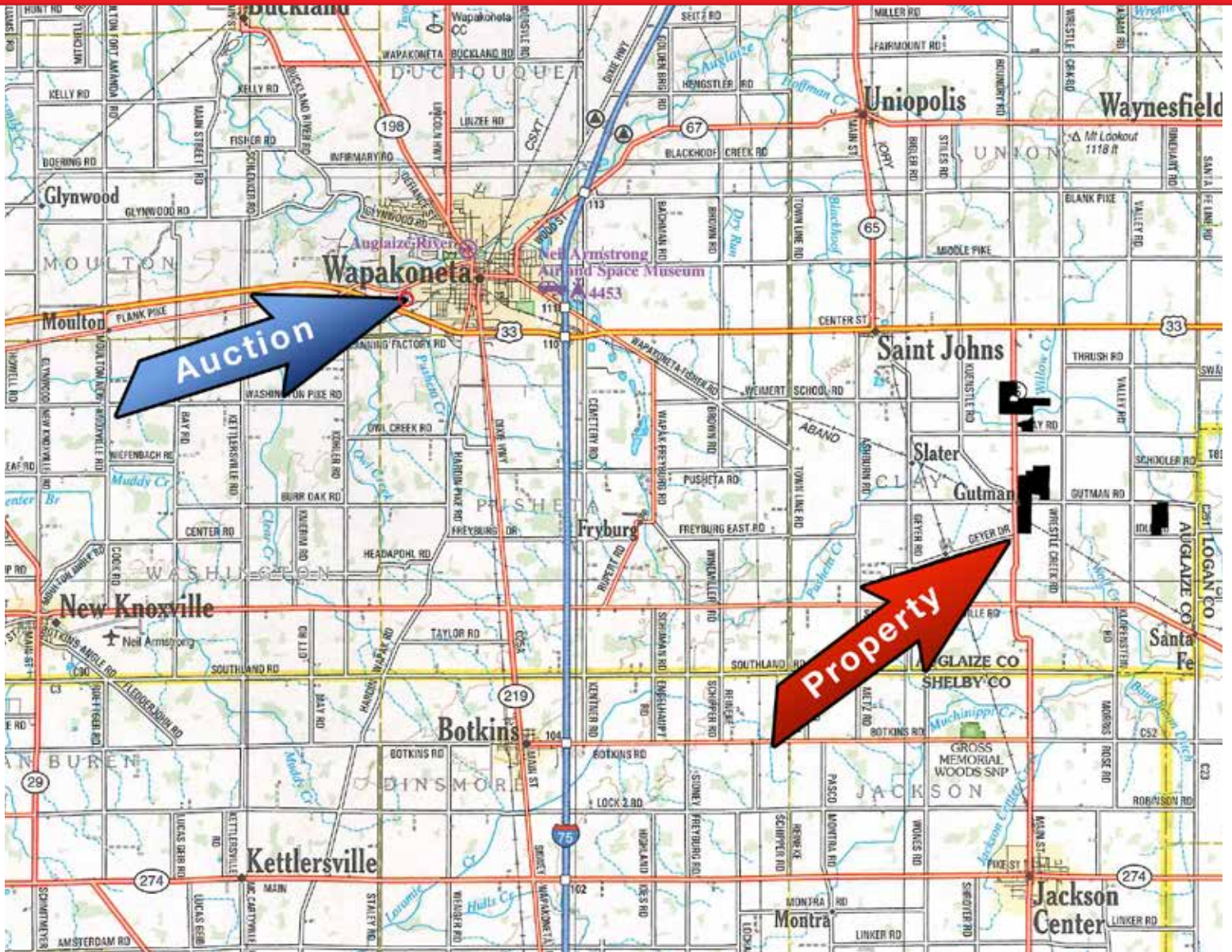
Tract 9: 38± Acres nearly all tillable. Great visibility with frontage on SR 65. This tract is very well drained and has pattern tile.

Tract 10: 37± Acres nearly all tillable. Nice frontage on SR 65. Consider combining with Tract 9 or imagine your estate sized building tract here!



LOCATION MAP

LOCATION MAP



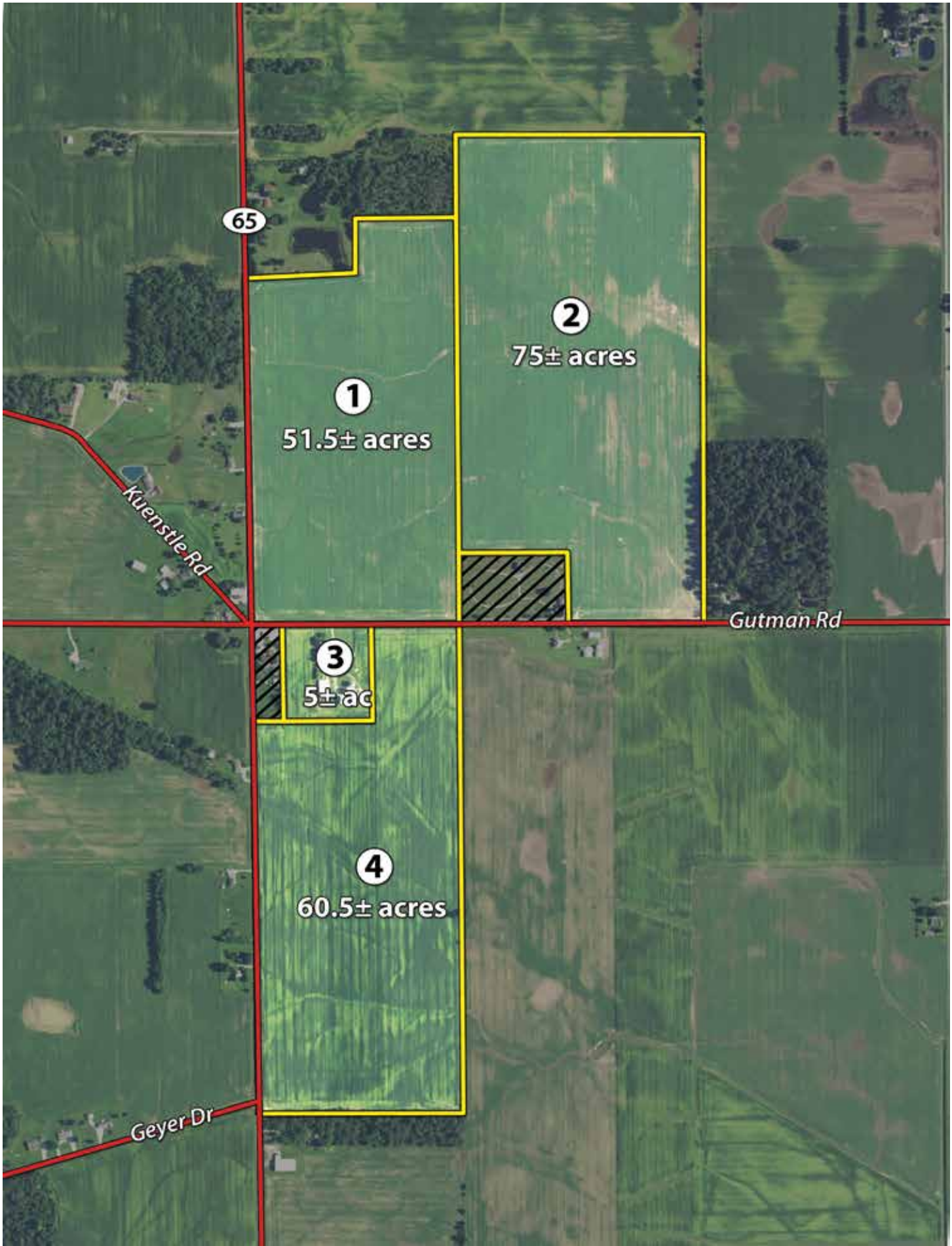
AUCTION SITE:

Auglaize County Fairgrounds (Junior Fair Building). Located at 1001 Fairview Drive, Wapakoneta, OH 45895. From I-75 take Exit 110 for US 33. Travel west 1.5 miles to Hardin Pike / Wapakoneta. Turn left on S. Blackhoof St. (Following Fairgrounds signs) travel 1 block and turn left on Ashland Ave. Follow ½ mile to the Fairgrounds.

The image features a central graphic of two overlapping triangles forming a vertical hourglass shape. The top triangle is inverted and the bottom triangle is upright, both filled with a red-to-white gradient. The background is a landscape of green agricultural fields under a blue sky with light clouds. The text 'AERIAL/TRACT MAPS' is centered horizontally across the middle of the hourglass.

AERIAL/TRACT MAPS

AERIAL MAP - TRACTS 1-4



AERIAL MAP - TRACTS 5-6



Gutman Rd

5

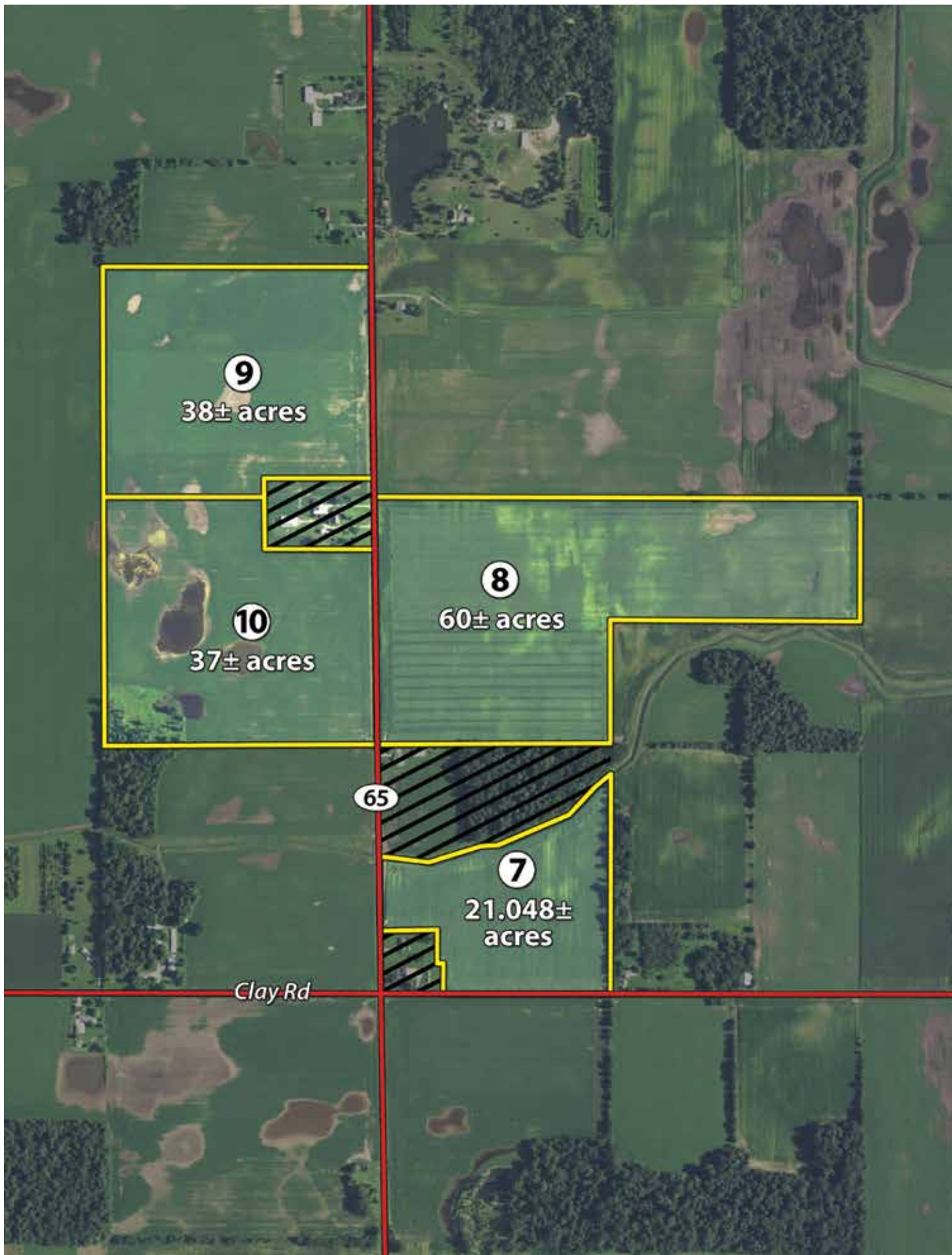
60± acres

6

11± acres

Idle Rd

AERIAL MAP - TRACTS 7-10



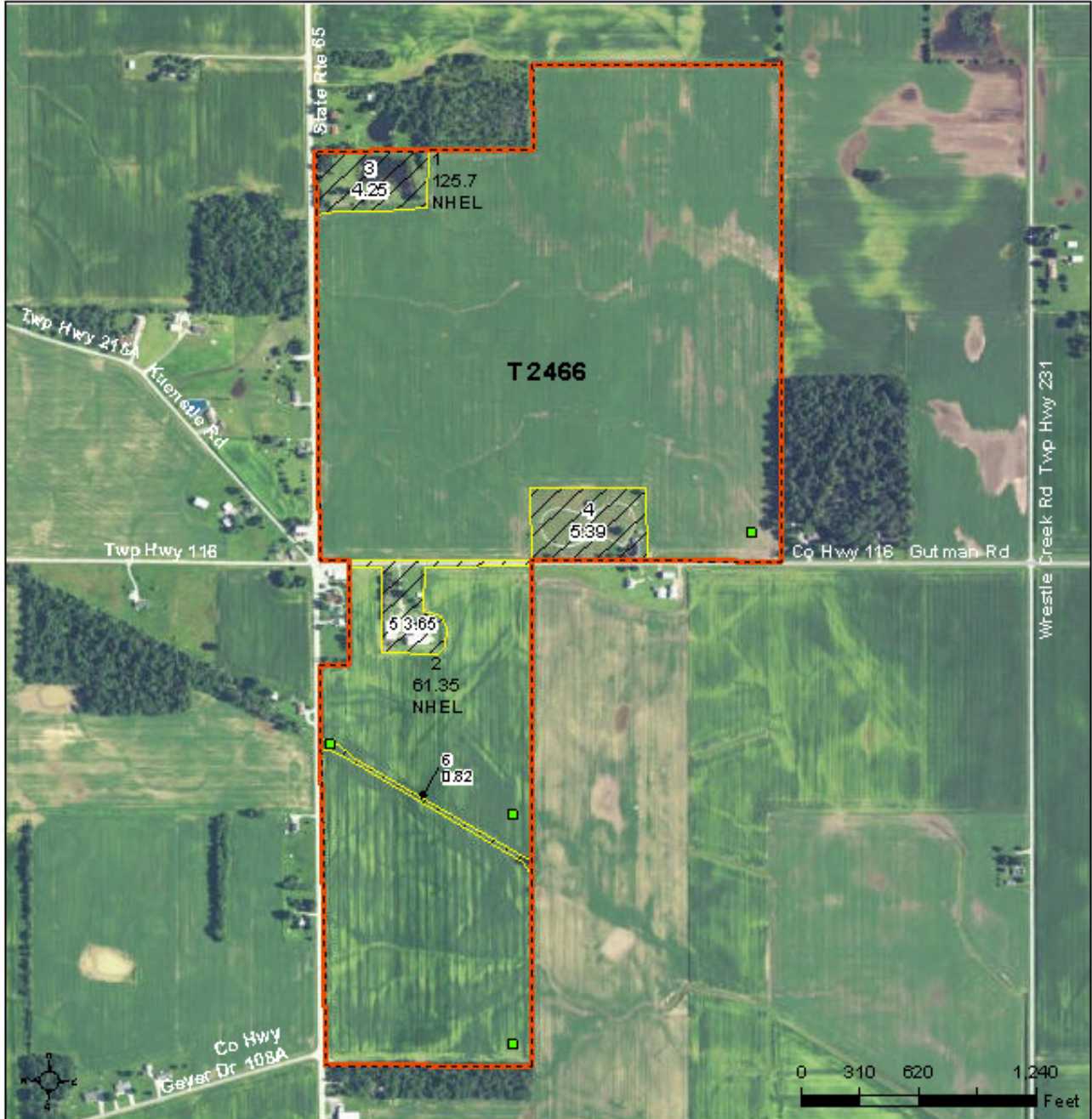


FSA & SURETY SOIL MAPS

FSA TRACTS 1-4



Auglaize County, Ohio



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Boundary

All of the following are true unless otherwise indicated:
 All Crops=NI All Crops=GR
 Corn=YEL Soybeans=C DM
 Wheat=SRW

Tract Cropland Total: 187.05 acres

Auglaize County
 Farm Service Agency
 110 Industrial Dr Suite E
 Wapakoneta, OH 45895
 419-738-3918 (p)
 855-842-4971 (t)

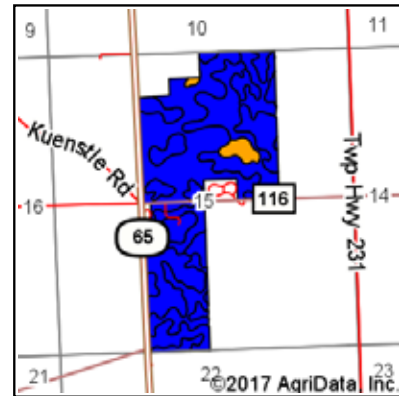
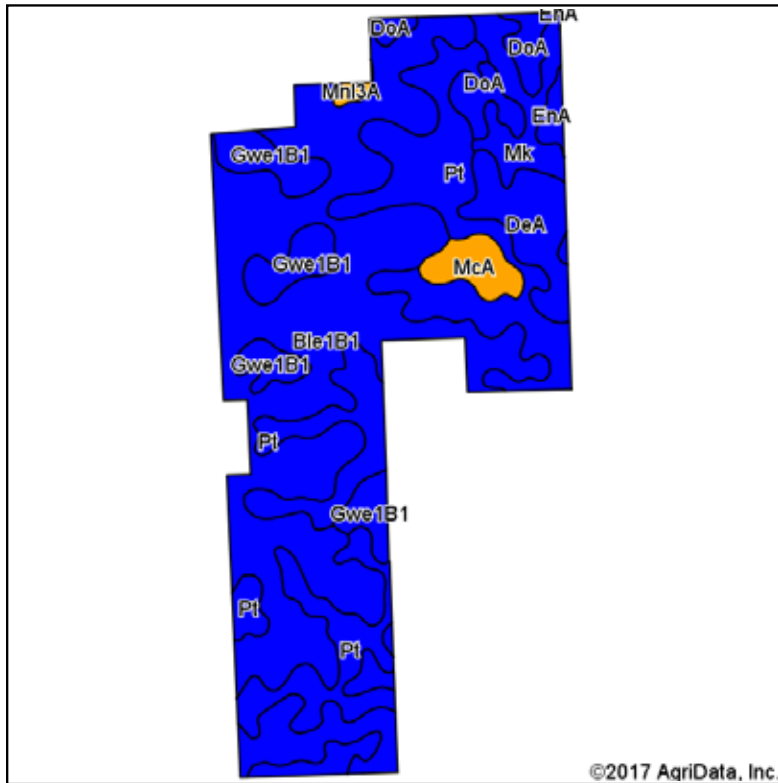
2017 Program Year
 Map Created September 29, 2016

Farm **7697**
 Tract **2466**

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SURETY SOILS - TRACTS 1-4

Soils Map



State: **Ohio**
 County: **Auglaize**
 Location: **15-6S-7E**
 Township: **Clay**
 Acres: **195.7**
 Date: **7/21/2017**



Soils data provided by USDA and NRCS.

Area Symbol: OH011, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Oats	Orchardgrass alfalfa hay	Soybeans	Sugar beets	Tobacco	Tomatoes	Winter wheat	*eFOTG PI
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	94.10	48.1%		Ile	136	4.5			43				61	75
Pt	Pewamo silty clay loam, 0 to 1 percent slopes	53.48	27.3%		Ilw	157	5			47				64	84
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	14.77	7.5%		Ile	132	4.4			46				60	70
DeA	Del Rey silt loam, till substratum, 0 to 3 percent slopes	9.99	5.1%		Ilw	105	4.3	80	4.3	40				45	76
Mk	Millgrove clay loam	8.78	4.5%		Ilw	135	5	95	5	50	23		29	50	97
DoA	Digby variant silt loam, 0 to 2 percent slopes	7.43	3.8%		Ilw	110	4.4	85	4.4	42				50	77
McA	McGary silt loam, 0 to 4 percent slopes	4.86	2.5%		Illw	110	4	76	3.3	38				45	67
EnA	Eldean silt loam, 0 to 3 percent slopes	1.50	0.8%		Ils	110	4.6	80	4.5	37		2600		42	71

FSA - TRACTS 5-6



Auglaize County, Ohio



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Boundary

All of the following are true unless otherwise indicated:
 All Crops=NI All Crops=GR
 Corn=YEL Soybeans=C DM
 Wheat=SRW

Tract Cropland Total: 70.73 acres

Auglaize County
 Farm Service Agency
 110 Industrial Dr. Suite E
 Wapakoneta, OH 45895
 419-738-3918 (p)
 855-842-4971 (t)

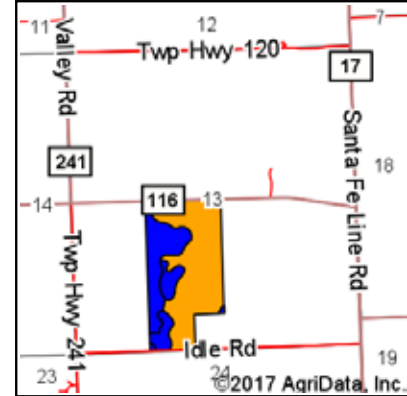
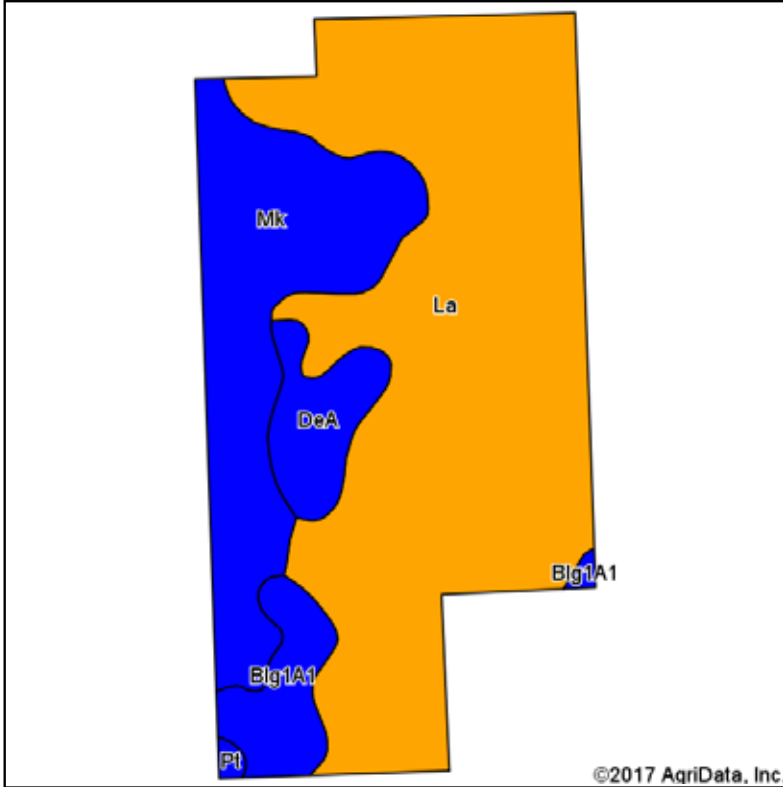
2017 Program Year
 Map Created September 29, 2016

Farm **7697**
 Tract **2599**

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SURETY SOILS - TRACTS 5-6

Soils Map



State: **Ohio**
 County: **Auglaize**
 Location: **13-6S-7E**
 Township: **Clay**
 Acres: **70.67**
 Date: **7/21/2017**



Area Symbol: OH011, Soil Area Version: 14														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Oats	Orchardgrass alfalfa hay	Soybeans	Sugar beets	Tomatoes	Winter wheat	*eFOTG PI
La	Latty silty clay	45.71	64.7%		Illw	115	4.5	78	5	38			45	78
Mk	Millgrove clay loam	16.70	23.6%		llw	135	5	95	5	50	23	29	50	97
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	4.09	5.8%		llw	141	4.6			45			63	78
DeA	Del Rey silt loam, till substratum, 0 to 3 percent slopes	3.92	5.5%		llw	105	4.3	80	4.3	40			45	76
Pt	Pewamo silty clay loam, 0 to 1 percent slopes	0.25	0.4%		llw	157	5			47			64	84
Weighted Average						120.8	4.6	77.3	4.7	41.4	5.4	6.9	47.3	82.4

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

*effotg PI index for OH was updated on 3/8/2017

Soils data provided by USDA and NRCS.

FSA - TRACT 7



Auglaize County, Ohio



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Boundary

All of the following are true unless otherwise indicated:
 All Crops=NI All Crops=GR
 Corn=YEL Soybeans=C DM
 Wheat=SRW

Tract Cropland Total: 19.47 acres

Auglaize County
 Farm Service Agency
 110 Industrial Dr Suite E
 Wapakoneta, OH 45895
 419-738-3918 (p)
 855-842-4971 (t)

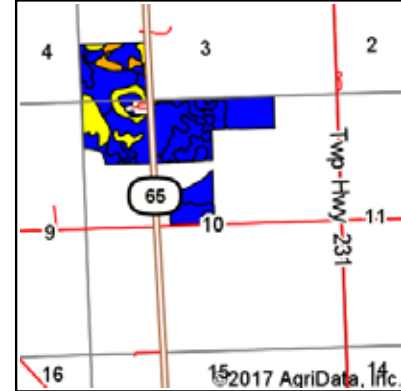
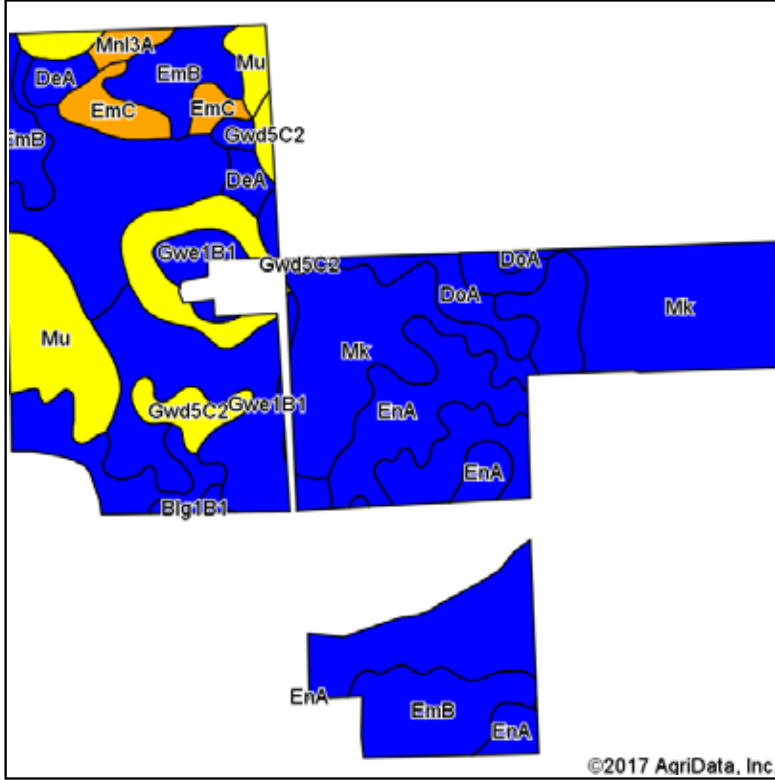
2017 Program Year
 Map Created September 29, 2016

Farm **7697**
 Tract **10473**

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SURETY SOILS - TRACTS 7-10

Soils Map



State: **Ohio**
 County: **Auglaize**
 Location: **10-6S-7E**
 Township: **Clay**
 Acres: **152.09**
 Date: **7/21/2017**



Soils data provided by USDA and NRCS.

Area Symbol: OH011. Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Oats	Orchardgrass alfalfa hay	Soybeans	Sugar beets	Tobacco	Tomatoes	Winter wheat	*eFOTG PI
Mk	Millgrove clay loam	66.83	43.9%		Ilw	135	5	95	5	50	23		29	50	97
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	18.82	12.4%		Ile	132	4.4			46				60	70
EnA	Eldean silt loam, 0 to 3 percent slopes	16.20	10.7%		Ils	110	4.6	80	4.5	37		2600		42	71
EmB	Eldean loam, 2 to 6 percent slopes	16.12	10.6%		Ile	100	4.5	80	4.5	35		2600		40	68
Mu	Muskego muck	10.57	6.9%		IVw	110		70		35					74
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	10.49	6.9%		IVe	117	3.9			29				53	61
DoA	Digby variant silt loam, 0 to 2 percent slopes	4.18	2.7%		Ilw	110	4.4	85	4.4	42				50	77
EmC	Eldean loam, 6 to 12 percent slopes	3.95	2.6%		Ile	85	4	73	4	25				35	65

FSA - TRACT 9



Auglaize County, Ohio



Common Land Unit

- Cropland
- Tract Boundary

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

All of the following are true unless otherwise indicated:
 All Crops=NI All Crops=GR
 Corn=YEL Soybeans=C DM
 Wheat=SRW

Tract Cropland Total: 39.56 acres

Auglaize County
 Farm Service Agency
 110 Industrial Dr. Suite E
 Wapakoneta, OH 45895
 419-738-3918 (p)
 855-842-4971 (t)

2017 Program Year
 Map Created September 29, 2016

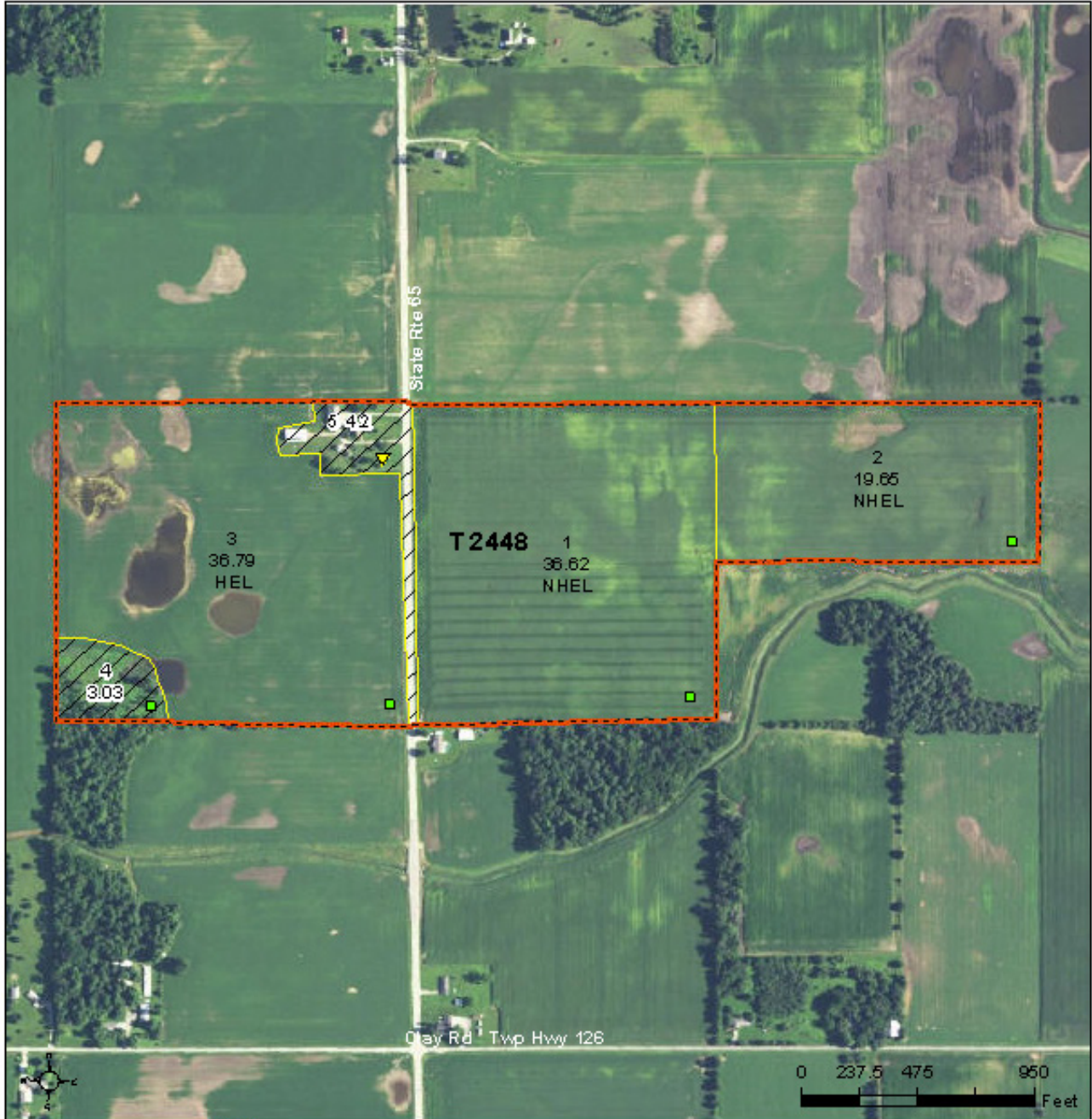
Farm **7697**
 Tract **2441**

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FSA - TRACTS 8 & 10



Auglaize County, Ohio



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Boundary

All of the following are true unless otherwise indicated:
 All Crops=NI All Crops=GR
 Corn=YEL Soybeans=C DM
 Wheat=SRW

Tract Cropland Total: 93.06 acres

Auglaize County
 Farm Service Agency
 110 Industrial Dr Suite E
 Wapakoneta, OH 45895
 419-738-3918 (p)
 855-842-4971 (t)

2017 Program Year
 Map Created September 29, 2016

Farm 7697
Tract 2448

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The image features a central graphic of two overlapping triangles forming a vertical hourglass shape. The top triangle is inverted and filled with a red-to-white gradient, while the bottom triangle is upright and filled with a purple-to-white gradient. The background is a photograph of a green agricultural field under a blue sky with light clouds. The text 'USDA FARM RECORDS' is centered horizontally across the middle of the hourglass, rendered in a bold, white, sans-serif font with a subtle drop shadow. The text is flanked on both sides by red, stylized bracket-like shapes that resemble the corners of a document page.

USDA FARM RECORDS

USDA FARM RECORDS - PG 1

OHIO
AUGLAIZE
Form: FSA-156EZ



FARM : 7697
Prepared : Aug 7, 2017
Crop Year : 2017

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ALAN L FREY
Farms Associated with Operator : 39-011-7697
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
536.29	493.31	493.31	0.00	0.00	0.00	0.00	0.00	Active	6
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	493.31	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	188.55	0.00	0	134	
Soybeans	289.75	0.00	0	45	
TOTAL	478.30	0.00			

NOTES

Tract Number : 1681
Description : I5M4 2B NE 1/4 5
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JETA FARMS LLC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
93.22	83.44	83.44	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	83.44	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	31.64	0.00	0	134
Soybeans	48.62	0.00	0	45
TOTAL	80.26	0.00		

NOTES

USDA FARM RECORDS - PG 2

OHIO
AUGLAIZE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7697
Prepared : Aug 7, 2017
Crop Year : 2017

Tract Number : 2441
Description : N6M1 1A SW 1/4 3
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JETA FARMS LLC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.56	39.56	39.56	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	39.56	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Com	15.14	0.00	0	134
Soybeans	23.27	0.00	0	45
TOTAL	38.41	0.00		

NOTES

Tract Number : 2448
Description : N6M2 2A N 1/2 10
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 : JETA FARMS LLC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
100.29	93.06	93.06	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	93.06	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Com	35.62	0.00	0	134
Soybeans	54.73	0.00	0	45
TOTAL	90.35	0.00		

USDA FARM RECORDS - PG 3

OHIO
AUGLAIZE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7697
Prepared : Aug 7, 2017
Crop Year : 2017

Tract 2448 Continued ...

NOTES

Tract Number : 2466
Description : N6M4 2BSECTION 15
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JETA FARMS LLC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
201.16	187.05	187.05	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	187.05	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	71.62	0.00	0	134
Soybeans	110.07	0.00	0	45
TOTAL	181.69	0.00		

NOTES

Tract Number : 2599
Description : O7M2 2B SW 1/4 13
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JETA FARMS LLC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.48	70.73	70.73	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	70.73	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	27.08	0.00	0	134

USDA FARM RECORDS - PG 4

OHIO
AUGLAIZE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7697
Prepared : Aug 7, 2017
Crop Year : 2017

Tract 2599 Continued ...

Soybeans	41.61	0.00	0	45
TOTAL	68.69	0.00		

NOTES

Tract Number : 10473

Description : N6M2 2ANW 1/4 10
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JETA FARMS LLC
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
21.58	19.47	19.47	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	19.47	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	7.45	0.00	0	134
Soybeans	11.45	0.00	0	45
TOTAL	18.90	0.00		

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-3339 or (800) 845-6136 (in Spanish).

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.





TITLE OPINION

TITLE OPINION, TRACTS 1-4 (PG 1)

PRELIMINARY TITLE REPORT

As of: August 10, 2017

Re: JETA FARMS, LLC

To: Schrader Real Estate & Auction Company

Attn: Andrew M. Walther

From NOBLE, MONTAGUE & MOUL, L.L.C. dba Auglaize-Mercer Land Title Agency

As you requested, we have searched the title to property located at **0 Gutman Road, Wapakoneta, Ohio 45895**, more particularly described as follows:

See attached legal description.

and find the title to said property to currently be in the name(s) of: **JETA FARMS, LLC**, an Ohio limited liability company.

We have found the following ENCUMBRANCES against the above described real estate -

No Mortgage.

OTHER JUDGMENTS, SUITS, LIENS, LAND CONTRACTS, etc. affecting this property are:

There was no marital status stated in the deeds from James L. Frey and Doris M. Frey to James L. Frey and Doris M. Frey as Trustees of the Living Trust of James L. Frey and Doris M. Frey Revocable Living Trust recorded at OR Volume 138, Page 812 on February 10, 1992 and also at OR Volume 316, Page 798 recorded March 4, 1998, Auglaize County Recorder's Office. An Affidavit of Marital Status stating that James L. Frey and Doris M. Frey were husband and wife at the time of the execution of the deeds.

REAL ESTATE TAXES - The (assessed) valuations of the property for tax purposes are as follows:

Parcel No. A03-015-015-00	Lands	\$ 217,670.00
(193.37 acres)	Bldgs.	0.00
	Total	\$ 217,670.00

The County Treasurer's 2017 general tax duplicate shows taxes for the year 2016 amounting to \$3,946.47 per half; Bailey Ditch Maintenance Assessment #12-400 in the amount of \$251.45 per the 1st half and \$251.44 per the 2nd half and Gutman #1 Ditch Maintenance Assessment #12-420 in the amount of \$182.94 per the 1st half and \$182.93 per the 2nd half are paid for the January and June installments. **This parcel is subject to County Agricultural Use Valuation Tax Recoupment in an amount to be determined by the County Auditor.** The taxes for the year 2017 are a lien but not yet due and payable.

DEFECTS/PROBLEMS in the chain of title are:

None.

This is a preliminary title report. A final report on title will be issued when your deed and/or mortgage is recorded and the transaction has been concluded.

Neither this report nor our final certificate purport to cover matters not of record in said county, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanic's liens, special taxes and assessments not shown by the county records, or zoning and other governmental regulations. Also, not covered is coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.

This report does not include a search of the records of the city utility office, if applicable. Unpaid water and/or sewage charges which are not yet certified to the County Auditor may be a lien against the property. It is recommended that the Buyer(s) call the appropriate city office to determine the status of any utility bills.

If you want these exceptions deleted, or if you wish to obtain title insurance, please inquire at (419) 394-7441.

Our fee for these title services will be **\$500.00 for all five parcels.**

NOBLE, MONTAGUE & MOUL, LLC

By: Zach G. Ferrall

TITLE OPINION, TRACTS 1-4 (PG 2)

JETA FARMS, LLC
A03-015-015-00 (193.37 acres)

Situated in the Township of Clay, County of Auglaize and State of Ohio, to-wit:

The East half of the Southwest Fractional Quarter of Section Fifteen (15), Town Six (6) South, Range Seven (7) East, containing 67.80 acres, more or less.

SAVE AND EXCEPT from the above described real estate the following described real estate out of the Northwest corner thereof, to-wit:

Beginning at the Northwest corner of the East part of the Southwest Quarter of Section Fifteen (15), Town Six (6) South, Range Seven (7) East;

thence South along the public road thirty-two (32) rods; thence East ten (10) rods; thence North thirty-two (32) rods; thence West ten (10) rods to the Place of Beginning, containing two (2) acres, more or less.

ALSO, the following described real estate situated in the same Township, Auglaize County and State aforesaid, being the West half of the Northeast Quarter of Section Fifteen (15), Town Six (6) South, Range Seven (7) East, containing eighty (80) acres.

SAVE AND EXCEPT from the above described real estate the following described real estate to-wit:

Beginning at the Southwest corner of the Northeast Quarter of Section Fifteen (15), Town Six (6) South, Range Seven (7) East;

thence East thirty-six (36) rods; thence North twenty-three rods and eight (8) feet; thence West thirty-six (36) rods; thence South twenty-four (24) rods and eight (8) feet to the Place of Beginning, containing five and one-half (5½) acres, and containing in all 140.50 acres, more or less.

ALSO:

The East half of the Northwest Quarter of Section Fifteen (15), Town Six (6) South, Range Seven (7) East except four (4) acres off of the North end thereof;

SAVE AND EXCEPT:

Part of the Northwest Quarter of Section 15, Town 6 South, Range 7 East, Clay Township, Auglaize County, Ohio;

Commencing at a P.K. Nail found on the North line of said Section 15 and in the center of S.R. 65;

Thence due South, along said center, 151.39 feet to a P.K. Nail on the South line of the premises recorded in OR Volume 84, Page 285 and the Place of Beginning for the following described real estate;

Thence S 89° 04' 20" E, along said South line, 1159.14 feet to an iron pin on the East line of the premises recorded in Volume 260, Page 160, being the East line of said Northwest Quarter;

Thence due South, along said East line, 299.96 feet to an iron pin on the South line of said premises;

Thence N 89° 04' 20" W, along said South line, 1155.09 feet to a RR Spike found on the West line of said premises and the center of S.R. 65;

Thence due North, along said center, 300.00 feet to the Place of Beginning.

TITLE OPINION, TRACTS 1-4 (PG 3)

Containing 7.968 Acres, more or less, of which 0.207 Acre are in right-of-way, being subject to all legal highways and easements of record, and being part of the premises recorded in Vol. 260, Page 160 of the Auglaize County Deed Records. Bearing assumed.

ALSO SAVE AND EXCEPT;

Being a part of Parcel #A03-015-015-00 (Prior Deed Referenced in O.R. 605, Page 148) and being a part of the Northwest Quarter of Section 15, Town 6 South, Range 7 East, Clay Township, Auglaize County, Ohio, more particularly described as follows:

Beginning at an existing Mag Spike on the North line of the Northwest Quarter of Section 15 (centerline of State Route 65); thence S 00° 11' 56" W with the East line of the Wapakoneta Reservation (centerline of State Route 65), 451.20' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. S 88° 51' 39" E, 599.89' to an existing #5 Rebar, passing an existing #5 Rebar at 29.90';
2. S 00° 01' 00" E, 292.53' to a set #5 Rebar;
3. S 87° 40' 47" W, 601.49' to a Mag Nail set on the East line of the Wapakoneta Reservation (centerline of State Route 65), passing a #5 Rebar set at 571.46';
4. N 00° 11' 56" E with said reservation line, 328.78' to the POINT OF BEGINNING.

The above described parcel contains 4.282 acres, more or less, of which 0.226 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate system NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on December 22, 2016. All markers called for above are in place.

TITLE OPINION, TRACTS 5 & 6 (PG 1)

PRELIMINARY TITLE REPORT

As of: August 15, 2017 Re: JETA FARMS, LLC
To: Schrader Real Estate & Auction Company Attn: Andrew M. Walther

From NOBLE, MONTAGUE & MOUL, L.L.C. dba Auglaize-Mercer Land Title Agency

As you requested, we have searched the title to property located at **0 Idle Road, Wapakoneta, Ohio 45895**, more particularly described as follows:

See attached legal description.

and find the title to said property to currently be in the name(s) of: **JETA FARMS, LLC**, an Ohio limited liability company.

We have found the following ENCUMBRANCES against the above described real estate -

No Mortgage.

OTHER JUDGMENTS, SUITS, LIENS, LAND CONTRACTS, etc. affecting this property are:

None.

REAL ESTATE TAXES- The (assessed) valuations of the property for tax purposes are as follows:

Parcel No. A03-013-004-03	Lands	\$ 79,950.00
(70.67 acres)	Bldgs.	0.00
	Total	\$ 79,950.00

The County Treasurer's 2017 general tax duplicate shows taxes for the year 2016 amounting to \$1,449.54 per half and Metz Ditch Maintenance Assessment #12-439 in the amount of \$12.78 per the 1st half and \$12.77 per the 2nd half are paid for the January and June installments. **This parcel is subject to County Agricultural Use Valuation Tax Recoupment in an amount to be determined by the County Auditor.** The taxes for the year 2017 are a lien but not yet due and payable.

DEFECTS/PROBLEMS in the chain of title are:

None.

This is a preliminary title report. A final report on title will be issued when your deed and/or mortgage is recorded and the transaction has been concluded.

Neither this report nor our final certificate purport to cover matters not of record in said county, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanic's liens, special taxes and assessments not shown by the county records, or zoning and other governmental regulations. Also, not covered is coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.

This report does not include a search of the records of the city utility office, if applicable. Unpaid water and/or sewage charges which are not yet certified to the County Auditor may be a lien against the property. It is recommended that the Buyer(s) call the appropriate city office to determine the status of any utility bills.

If you want these exceptions deleted, or if you wish to obtain title insurance, please inquire at (419) 394-7441.

Our fee for these title services will be **\$500.00 for all five parcels.**

NOBLE, MONTAGUE & MOUL, LLC

By: Zach G. Ferrall

TITLE OPINION, TRACTS 5 & 6 (PG 2)

JETA FARMS, LLC
A03-013-004-03 (70.67 acres)

Situated in the Township of Clay, County of Auglaize and State of Ohio, to-wit:

Being 70.67 Acres located in the Southwest Quarter of Section 13, Town 6 South, Range 7 East, Clay Township, Auglaize County, Ohio, and being further described as follows:

Commencing at a monument box located at the Southeast corner of the Southwest Quarter of Section 13;

Thence continuing South 89° 25' 40" West along the South line of Section 13 and the centerline of Idle Road (TR#110) a distance of 526.00 feet to a railroad spike and PLACE OF BEGINNING for the parcel herein described;

Thence continuing South 89° 25' 40" West along said centerline of section line, a distance of 797.35 feet to a railroad spike;

Thence North 00° 30' 58" West, a distance of 2436.64 feet to a point, referenced by an iron pin 5.00 feet North;

Thence North 89° 38' 20" East, a distance of 416.12 feet to a point;

Thence North 00° 30' 58" West, a distance of 201.00 feet to a railroad spike in the North line of the Southwest Quarter of Section 13 and the centerline of Gutman Road (CR#116), passing through an iron pin at 5.00 feet;

Thence North 89° 38' 20" East along said centerline of section line, a distance of 907.22 feet to an iron pin located at the Northeast corner of the Southwest Quarter;

Thence South 00° 31' 10" East along the East line of said quarter section, a distance of 2016.58 feet to a point on the East side of a 16 inch square corner post;

Thence South 89° 57' 20" West, a distance of 526.16 feet to an iron pin;

Thence South 00° 32' 00" East, a distance of 621.05 feet to a railroad spike in the centerline of TR#110 the South line of Section 13 and the PLACE OF BEGINNING for the parcel herein described.

Containing in all 70.67 Acres and being subject to all legal easements and rights-of-way of record.

Survey and description prepared by Thomas W. Steinke, Registered Surveyor #6177, November 8, 1993.

TITLE OPINION, TRACT 7 (PG 1)

PRELIMINARY TITLE REPORT

As of: August 11, 2017 Re: JETA FARMS, LLC
To: Schrader Real Estate & Auction Company Attn: Andrew M. Walther

From NOBLE, MONTAGUE & MOUL, L.L.C. dba Auglaize-Mercer Land Title Agency

As you requested, we have searched the title to property located at **0 State Route 65, Wapakoneta, Ohio 45895**, more particularly described as follows:

See attached legal description.

and find the title to said property to currently be in the name(s) of: **JETA FARMS, LLC**, an Ohio limited liability company.

We have found the following ENCUMBRANCES against the above described real estate -

No Mortgage.

OTHER JUDGMENTS, SUITS, LIENS, LAND CONTRACTS, etc. affecting this property are:

None.

REAL ESTATE TAXES- The (assessed) valuations of the property for tax purposes are as follows:

Parcel No. A03-010-002-04	Lands	\$ 24,120.00
(21.048 acres)	Bldgs.	<u>0.00</u>
	Total	\$ 24,120.00

The County Treasurer's 2017 general tax duplicate shows taxes for the year 2016 amounting to \$437.31 per half; Brackney Ditch Maintenance Assessment #12-405 in the amount of \$14.93 per the 1st half and \$14.92 per the 2nd half and Metz Ditch Maintenance Assessment #12-439 in the amount of \$18.08 per year are paid for the January and June installments. **This parcel is subject to County Agricultural Use Valuation Tax Recoupment in an amount to be determined by the County Auditor.** The taxes for the year 2017 are a lien but not yet due and payable.

DEFECTS/PROBLEMS in the chain of title are:

None.

This is a preliminary title report. A final report on title will be issued when your deed and/or mortgage is recorded and the transaction has been concluded.

Neither this report nor our final certificate purport to cover matters not of record in said county, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanic's liens, special taxes and assessments not shown by the county records, or zoning and other governmental regulations. Also, not covered is coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.

This report does not include a search of the records of the city utility office, if applicable. Unpaid water and/or sewage charges which are not yet certified to the County Auditor may be a lien against the property. It is recommended that the Buyer(s) call the appropriate city office to determine the status of any utility bills.

If you want these exceptions deleted, or if you wish to obtain title insurance, please inquire at (419) 394-7441.

Our fee for these title services will be **\$500.00 for all five parcels.**

NOBLE, MONTAGUE & MOUL, LLC

By: Zach G. Ferrall

TITLE OPINION, TRACT 7 (PG 2)

JETA FARMS, LLC
A03-010-002-04 (21.048 acres)

Situated in the Township of Clay, County of Auglaize and State of Ohio, to-wit:

The following described tract of land is part of the Southeast Quarter of the Northwest Quarter of Section 10, Town 6 South, Range 7 East, Clay Township, Auglaize County, Ohio, and is more particularly described as follows:

The PLACE OF BEGINNING is at a County monument box at the Southeast corner of the Northwest Quarter of Section 10, Clay Township and in the centerline of Township Road 126 (Clay Road);

thence N. 88° 32' 43" W. along the centerline of Township Road 126, a distance of 1,216.52 feet to a R.R. spike found at the intersection of Township Road 126 and State Route 65;

thence N. 00° 30' E. along the centerline of State Route 65, a distance of 728.56 feet to a P.K. nail in the center of the bridge over the Brackney Ditch;

thence S. 82° 43' 21" E. along the centerline of the ditch, a distance of 265.19 feet to a point;

thence N. 75° 01' 20" E. along the centerline of the ditch, a distance of 275.96 feet to a point;

thence N. 83° 42' 49" E. along the centerline of the ditch, a distance of 97.43 feet to a point;

thence N. 68° 49' 11" E. along the centerline of the ditch, a distance of 425.00 feet to a point;

thence N. 43° 41' 49" E. along the centerline of the ditch, a distance of 165.00 feet to a point;

thence N. 52° 45' 09" E. along th centerline of the ditch, a distance of 127.75 feet to a point;

thence S. 01° 25' 10" W. a distance of 1,158.34 feet to a County monument box, which was the true PLACE OF BEGINNING.

Containing in all 23.51 Acres of which 1.10 Acre has been dedicated for highway purposes. The above tract of land is subject to all legal easements, restrictions and reservations, if any, of record or in use on said premises. Previous deed reference: OR Volume 44, Page 402. This survey is recorded in Survey Book "H", Page 248, in the Auglaize County Engineer's Office.

A survey of this property was made by John W. Jauert, Professional Surveyor No. 6920, in May, 1988.

LESS AND EXCEPT:

The following described tract of land is part of the Southeast Quarter of the Northwest Quarter of Section 10, Town 6 South, Range 7 East, Clay Township, Auglaize County, Ohio and is more particularly described as follows:

Commencing at a monument box at the Southeast corner of the Northwest Quarter of Section 10, Clay Township and being in the centerline of Township Road 126 (Clay Road);

TITLE OPINION, TRACT 7 (PG 3)

thence N. 88° 32' 43" W. along the centerline of Township Road 126 and the South line of the Northwest Quarter of Section 10, a distance of 884.02 feet to a R.R. spike set, which is the PLACE OF BEGINNING for the tract of land herein described;

thence continuing N. 88° 32' 43" W. along the centerline of Township Road 126 and the South line of the Northwest Quarter of Section 10, a distance of 332.50 feet to a R.R. spike found in the intersection of the centerlines of Township Road 126 and State Route 65;

thence N. 00° 30' 00" E. along the centerline of State Route 65, a distance of 164.00 feet to a R.R. spike set;

thence S. 88° 32' 43" E., parallel to the centerline of Township Road 126 and the South line of the Northwest Quarter of said Section 10, a distance of 332.50 feet to an iron pin set, passing thru an iron pin set for reference at 30.00 feet in the East right-of-way line of State Route 65;

thence S. 00° 30' 00" W. a distance of 164.00 feet to a R.R. spike, passing thru an iron pin set at 144.00 feet in the North right-of-way line of Township Road 126, said R.R. spike was the true PLACE OF BEGINNING.

Containing in all 1.251 acre of which 0.251 acre has been dedicated for highway purposes. The above described tract of land is subject to all legal easements, restrictions and reservations, if any, of record or in use on said premises. This survey is recorded in Survey Book "I", Page 515, in the Auglaize County Engineer's Office.

LESS AND EXCEPT:

Being a part of the Northwest Quarter of Section 10, Town 6 South, Range 7 East, Clay Township, Auglaize County, Ohio as evidenced by Official Record Volume 605, Page 596 and a part of Parcel No. A03-010-002-03 and more particularly described as follows:

Commencing for reference at a railroad spike (found) at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 10 and the centerline intersection of Clay Road and State Route 65; thence, N. 00° 30' 00" E. along the legal centerline of State Route 65 for a distance of 164.00 feet to a railroad spike (found), said spike being the **POINT OF BEGINNING** for the tract herein described;

thence, continuing along the aforesaid centerline N. 00° 30' 00" E. for a distance of 175.00 feet to a mag-nail (set);

thence, S. 88° 32' 43" E. (passing through a 5/8" re-rod w/cap set on the East right-of-way line of State Route 65 a distance of 30.00 feet) for a total distance of 301.50 feet to a 5/8" re-rod w/cap (set);

thence, S. 00° 30' 00" W. for a distance of 175.00 feet to a 5/8" re-rod w/cap (set);

thence, N. 88° 32' 43" W. (passing through a 5/8" re-rod w/cap set on the East right-of-way line of State Route 65 at a distance of 271.50 feet) for a total distance of 301.50 feet to the **POINT OF BEGINNING** containing therein 1.211 acres, of which 0.120 acres is road right-of-way. Subject to all easements and right-of-way of record at the time of the recording of this instrument. Basis of bearings is per "Lawrence Survey" by John Jauert, PS 6920 dated August, 1992. This instrument prepared by James M. Kent, PS 6792 with reference herein made to a plat of survey; Kent Surveying, Inc. drawing #5492 dated June 9, 2014.

TITLE OPINION, TRACT 9, (PG 1)

PRELIMINARY TITLE REPORT

As of: August 15, 2017 Re: JETA FARMS, LLC
To: Schrader Real Estate & Auction Company Attn: Andrew M. Walther

From NOBLE, MONTAGUE & MOUL, L.L.C. dba Auglaize-Mercer Land Title Agency

As you requested, we have searched the title to property located at **0 State Route 65, Wapakoneta, Ohio 45895**, more particularly described as follows:

See attached legal description.

and find the title to said property to currently be in the name(s) of: **JETA FARMS, LLC**, an Ohio limited liability company.

We have found the following ENCUMBRANCES against the above described real estate -

No Mortgage.

OTHER JUDGMENTS, SUITS, LIENS, LAND CONTRACTS, etc. affecting this property are:

None.

REAL ESTATE TAXES- The (assessed) valuations of the property for tax purposes are as follows:

Parcel No. A03-003-012-00	Lands	\$ 46,630.00
(40.00 acres)	Bldgs.	<u>0.00</u>
	Total	\$ 46,630.00

The County Treasurer's 2017 general tax duplicate shows taxes for the year 2016 amounting to \$791.04 per half; Brackney Ditch Maintenance Assessment #12-405 in the amount of \$14.12 per year and Metz Ditch Maintenance Assessment #12-439 in the amount of \$15.70 per half are paid for the January and June installments. **This parcel is subject to County Agricultural Use Valuation Tax Recoupment in an amount to be determined by the County Auditor.** The taxes for the year 2017 are a lien but not yet due and payable.

DEFECTS/PROBLEMS in the chain of title are:

None.

This is a preliminary title report. A final report on title will be issued when your deed and/or mortgage is recorded and the transaction has been concluded.

Neither this report nor our final certificate purport to cover matters not of record in said county, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanic's liens, special taxes and assessments not shown by the county records, or zoning and other governmental regulations. Also, not covered is coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.

This report does not include a search of the records of the city utility office, if applicable. Unpaid water and/or sewage charges which are not yet certified to the County Auditor may be a lien against the property. It is recommended that the Buyer(s) call the appropriate city office to determine the status of any utility bills.

If you want these exceptions deleted, or if you wish to obtain title insurance, please inquire at (419) 394-7441.

Our fee for these title services will be **\$500.00 for all five parcels.**

NOBLE, MONTAGUE & MOUL, LLC

By: Zach G. Ferrall

TITLE OPINION, TRACT 9, (PG 2)

JETA FARMS, LLC
A03-003-012-00 (40 acres)

Situated in the Township of Clay, County of Auglaize and State of Ohio, to-wit:

Being a tract of land in the Southwest Quarter of Section 3, Town 6 South, Range 7 East, Clay Township, Auglaize County, Ohio, and being further described as follows:

Beginning at the Southwest corner of the Southwest Quarter of Section 3;

thence North 00° 09' West along the West line of the Southwest Quarter of Section 3 for a distance of 1219.66 feet;

thence due East for a distance of 1425.00 feet;

thence South 00° 29' East for a distance of 1219.66 feet to the South line of the Southwest Quarter of Section 3;

thence due West along the South line of Section 3 for a distance of 1432.00 feet to the Place of Beginning.

Containing in all **40.00 acres**. Note: all bearings refer to the South line of the Southwest Quarter as being due West.

TITLE OPINION, TRACTS 8 & 10 (PG 1)

PRELIMINARY TITLE REPORT

As of: August 15, 2017 Re: JETA FARMS, LLC
To: Schrader Real Estate & Auction Company Attn: Andrew M. Walther

From NOBLE, MONTAGUE & MOUL, L.L.C. dba Auglaize-Mercer Land Title Agency

As you requested, we have searched the title to property located at **12987 State Route 65, Wapakoneta, Ohio 45895**, more particularly described as follows:

See attached legal description.

and find the title to said property to currently be in the name(s) of: **JETA FARMS, LLC**, an Ohio limited liability company.

We have found the following ENCUMBRANCES against the above described real estate -

No Mortgage.

OTHER JUDGMENTS, SUITS, LIENS, LAND CONTRACTS, etc. affecting this property are:

None.

REAL ESTATE TAXES - The (assessed) valuations of the property for tax purposes are as follows:

Parcel No. A03-010-001-00	Lands	\$ 119,070.00
(100.94 acres)	Bldgs.	36,200.00
	Total	\$ 155,270.00

The County Treasurer's 2017 general tax duplicate shows taxes for the year 2016 amounting to \$791.04 per half; Brackney Ditch Maintenance Assessment #12-405 in the amount of \$31.72 per half; Metz Ditch Maintenance Assessment #12-439 in the amount of \$43.21 per the 1st half and \$43.20 per the 2nd half and Land Fill Monitoring Assessment #11-043 in the amount of \$20.00 per year are paid for the January and June installments. **This parcel is subject to County Agricultural Use Valuation Tax Recoupment in an amount to be determined by the County Auditor.** The taxes for the year 2017 are a lien but not yet due and payable.

DEFECTS/PROBLEMS in the chain of title are:

None.

This is a preliminary title report. A final report on title will be issued when your deed and/or mortgage is recorded and the transaction has been concluded.

Neither this report nor our final certificate purport to cover matters not of record in said county, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanic's liens, special taxes and assessments not shown by the county records, or zoning and other governmental regulations. Also, not covered is coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.

This report does not include a search of the records of the city utility office, if applicable. Unpaid water and/or sewage charges which are not yet certified to the County Auditor may be a lien against the property. It is recommended that the Buyer(s) call the appropriate city office to determine the status of any utility bills.

If you want these exceptions deleted, or if you wish to obtain title insurance, please inquire at (419) 394-7441.

Our fee for these title services will be **\$500.00 for all five parcels.**

NOBLE, MONTAGUE & MOUL, LLC

By: Zach G. Ferrall

TITLE OPINION, TRACTS 8 & 10 (PG 2)

JETA FARMS, LLC
A03-010-001-00 (100.94 acres)

Situated in the Township of Clay, County of Auglaize and State of Ohio, to-wit:

The North half of the Northwest Quarter of Section Ten (10), Town Six (6) South, Range Seven (7) East, also part of the Northwest Quarter of the Northeast Quarter of Section Ten (10), Town Six (6) South, Range Seven (7) East, described as follows:

Commencing at the center post on the North section line thence running forty (40) rods East on said line;

thence South forty (40) rods;

thence West forty (40) rods;

thence North forty (40) rods to the Place of Beginning.

Also commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section Ten (10), Town Six (6) South, Range Seven (7) East, running forty (40) rods West;

thence forty (40) rods South;

thence forty (40) rods East;

thence forty (40) rods North to the Place of Beginning, containing in all one hundred (100) acres of land, more or less.





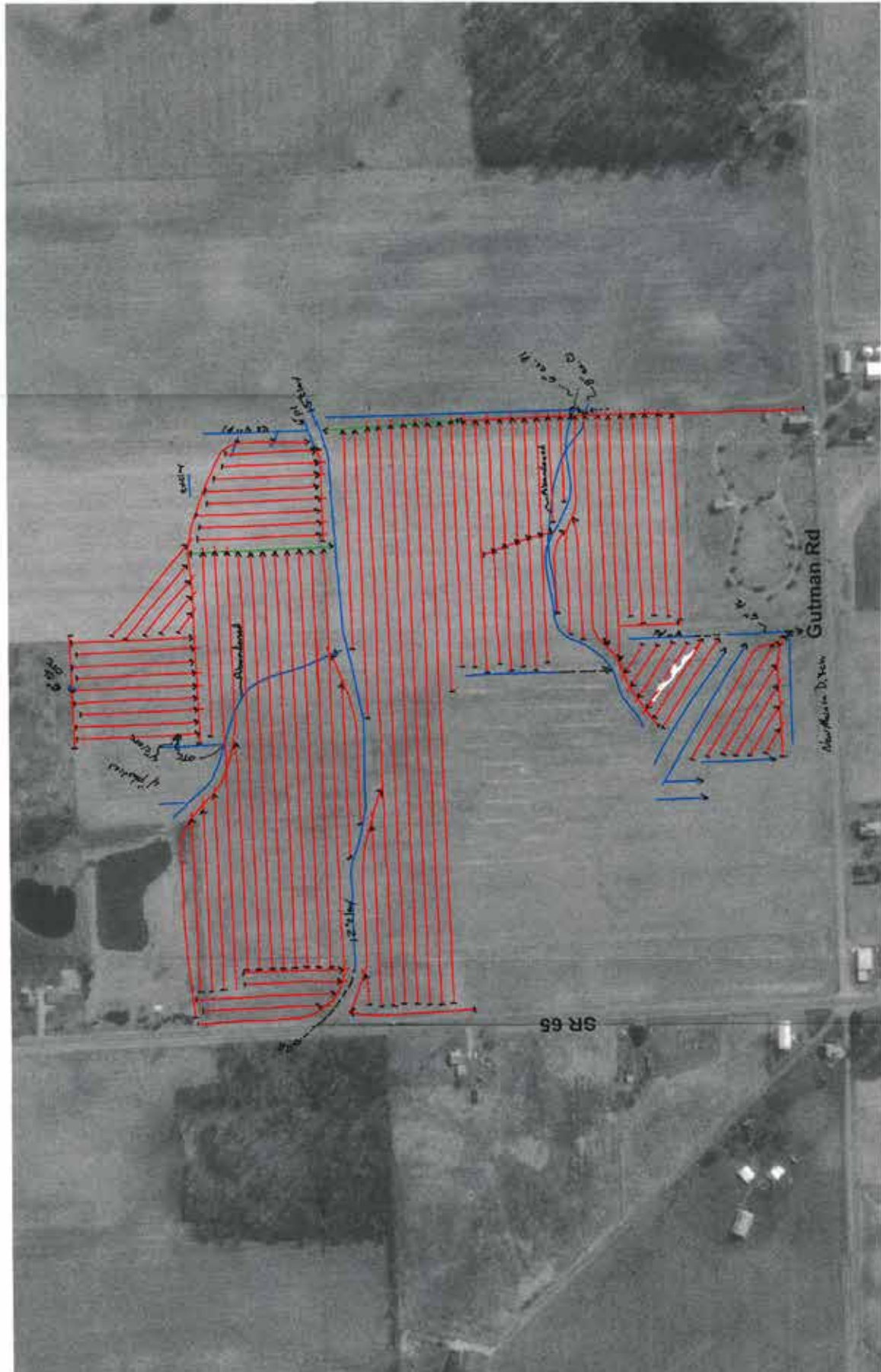
TILE & DRAINAGE MAPS

TRACTS 1 & 2

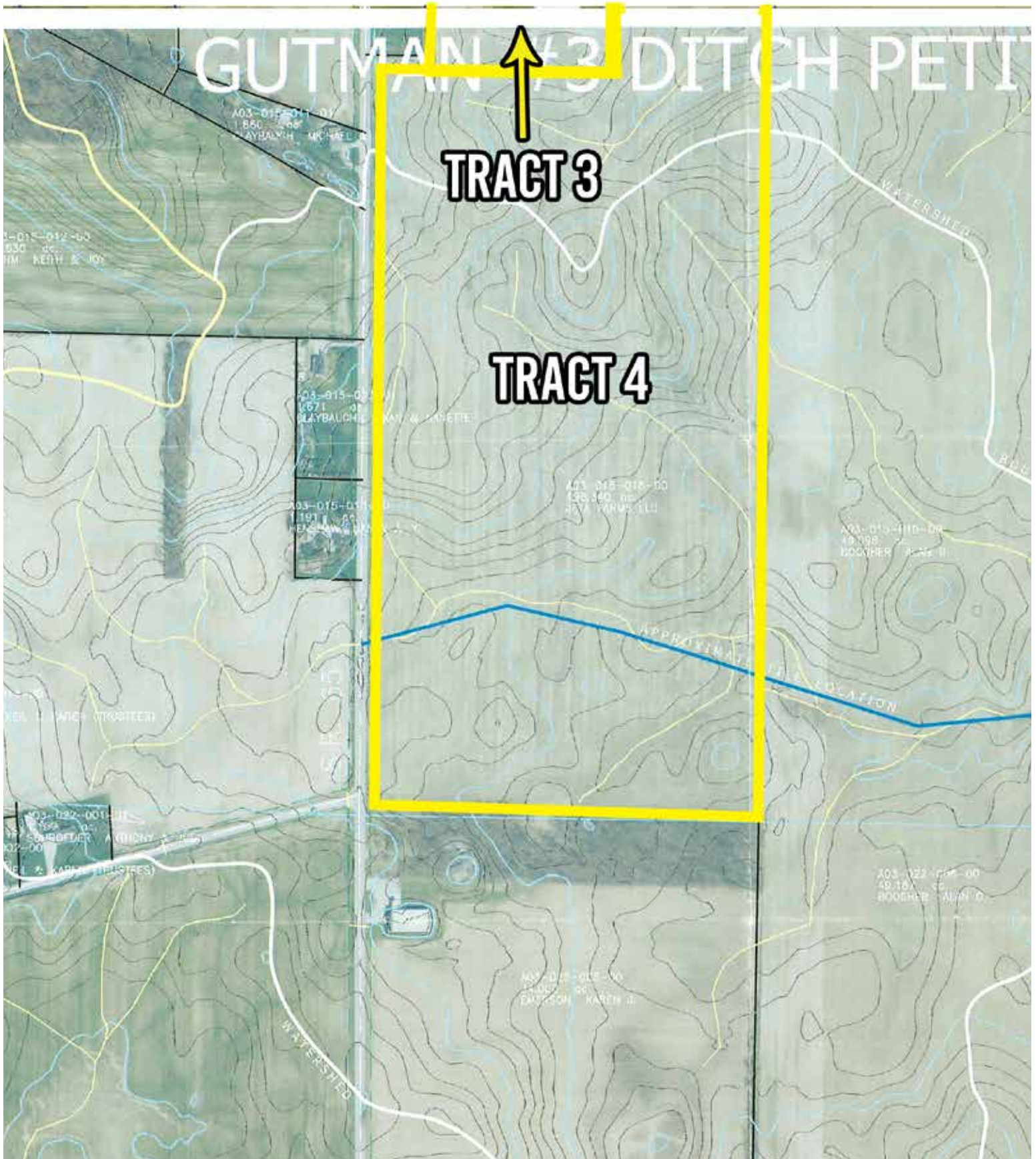


*Before 2010 install
2007? Topog photo*

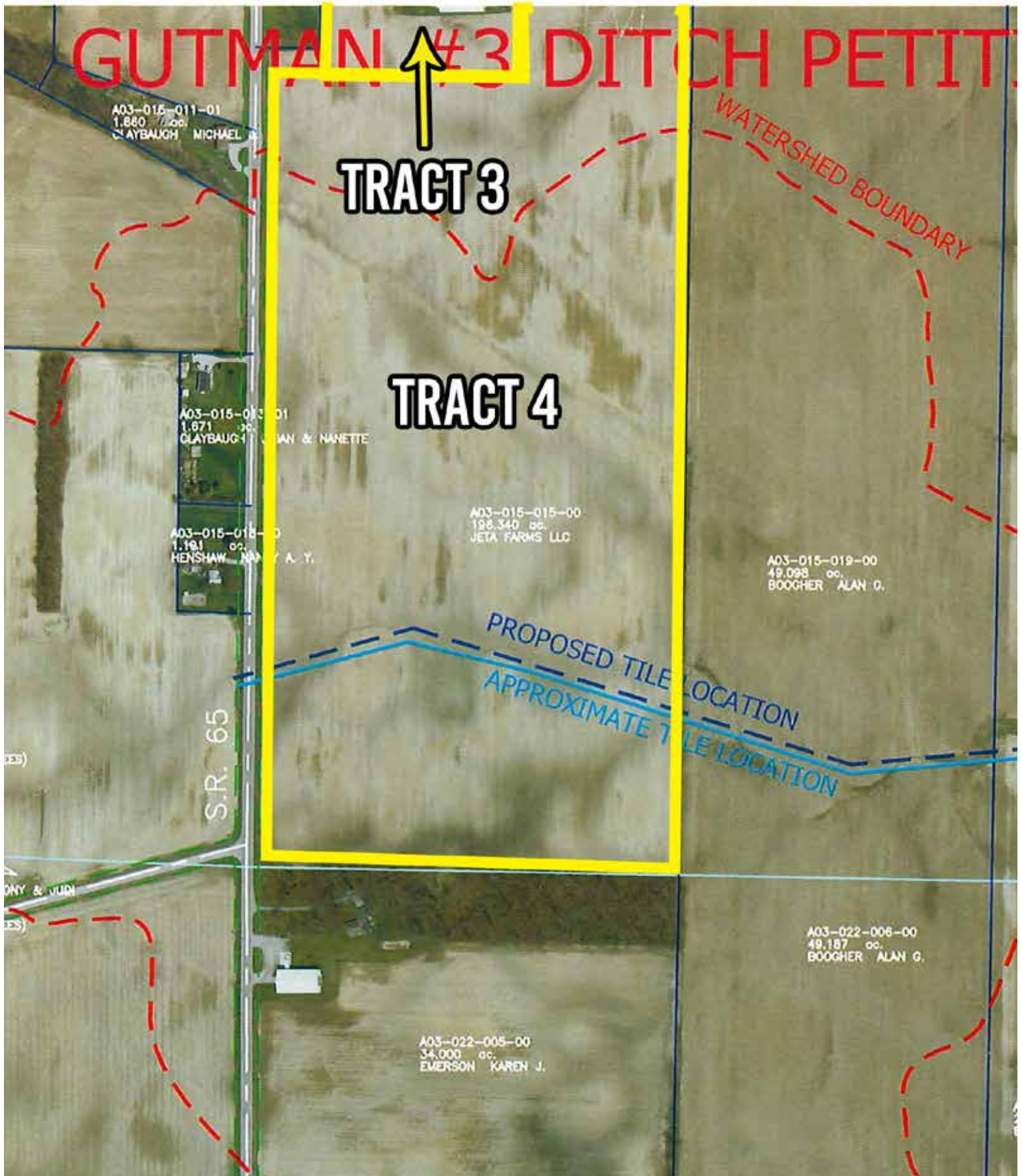
MORE OF TRACT 1



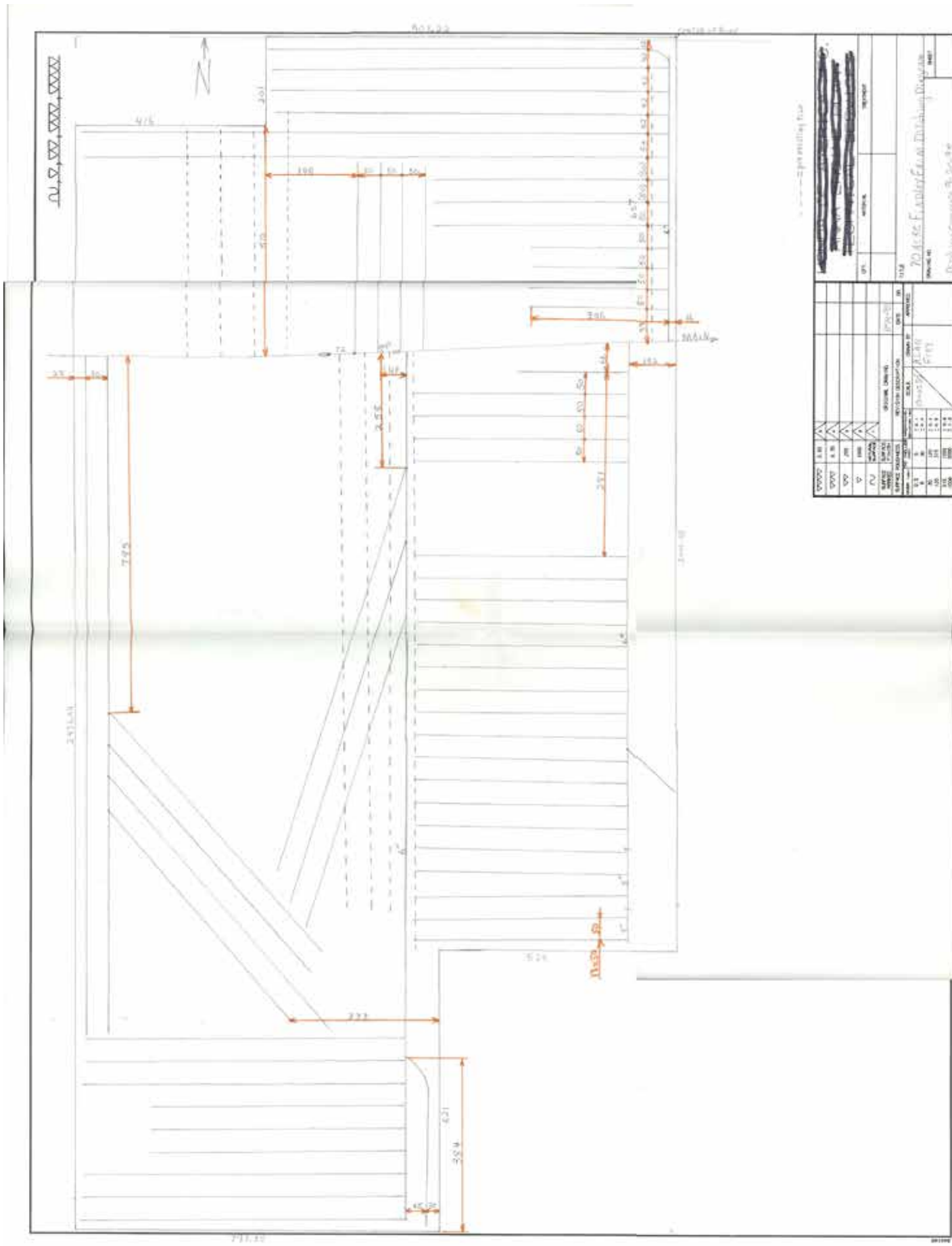
ACROSS TRACT 4 - TILE INSTALLS (PG 1)



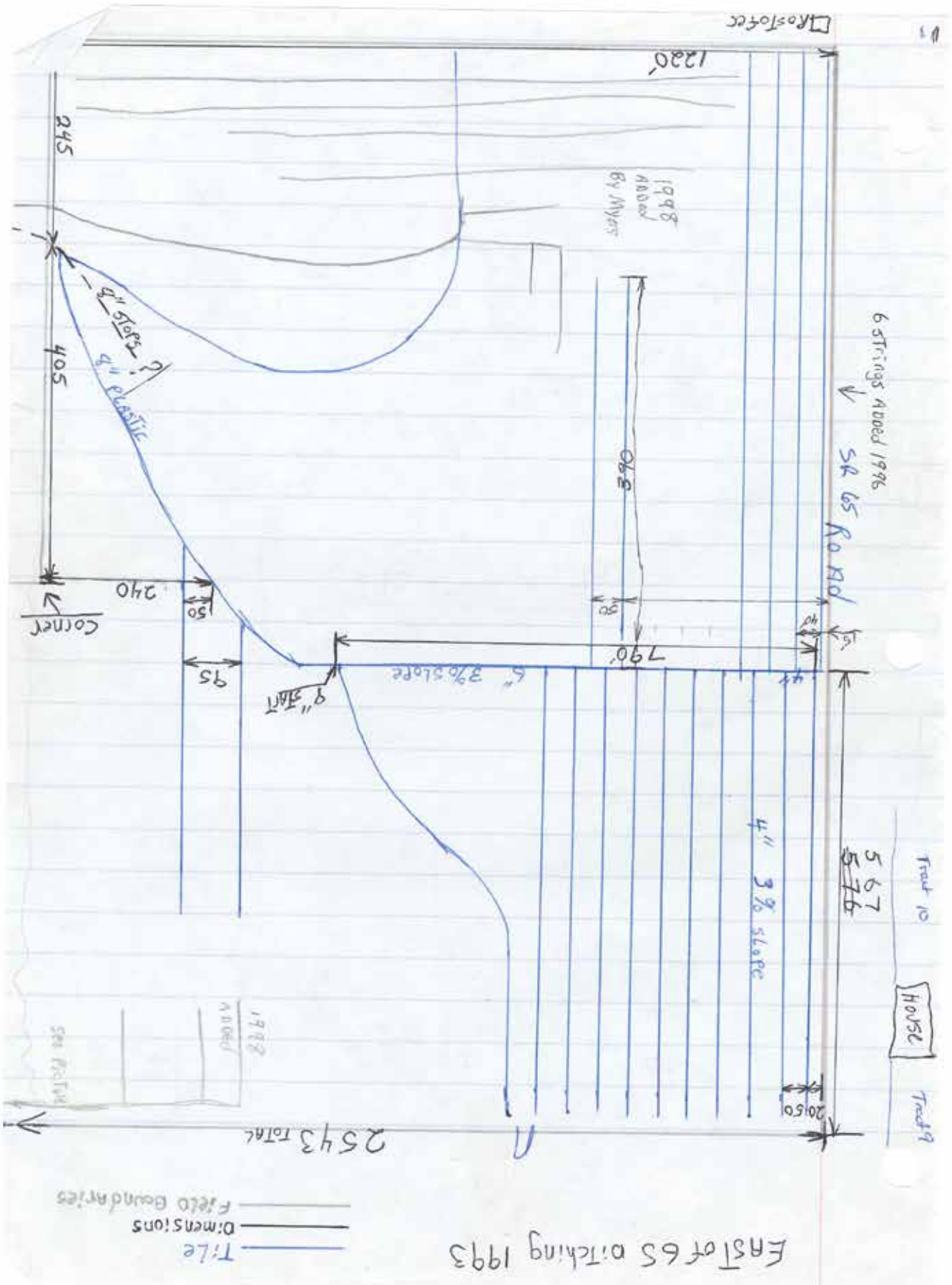
ACROSS TRACT 4 - TILE INSTALLS (PG 2)



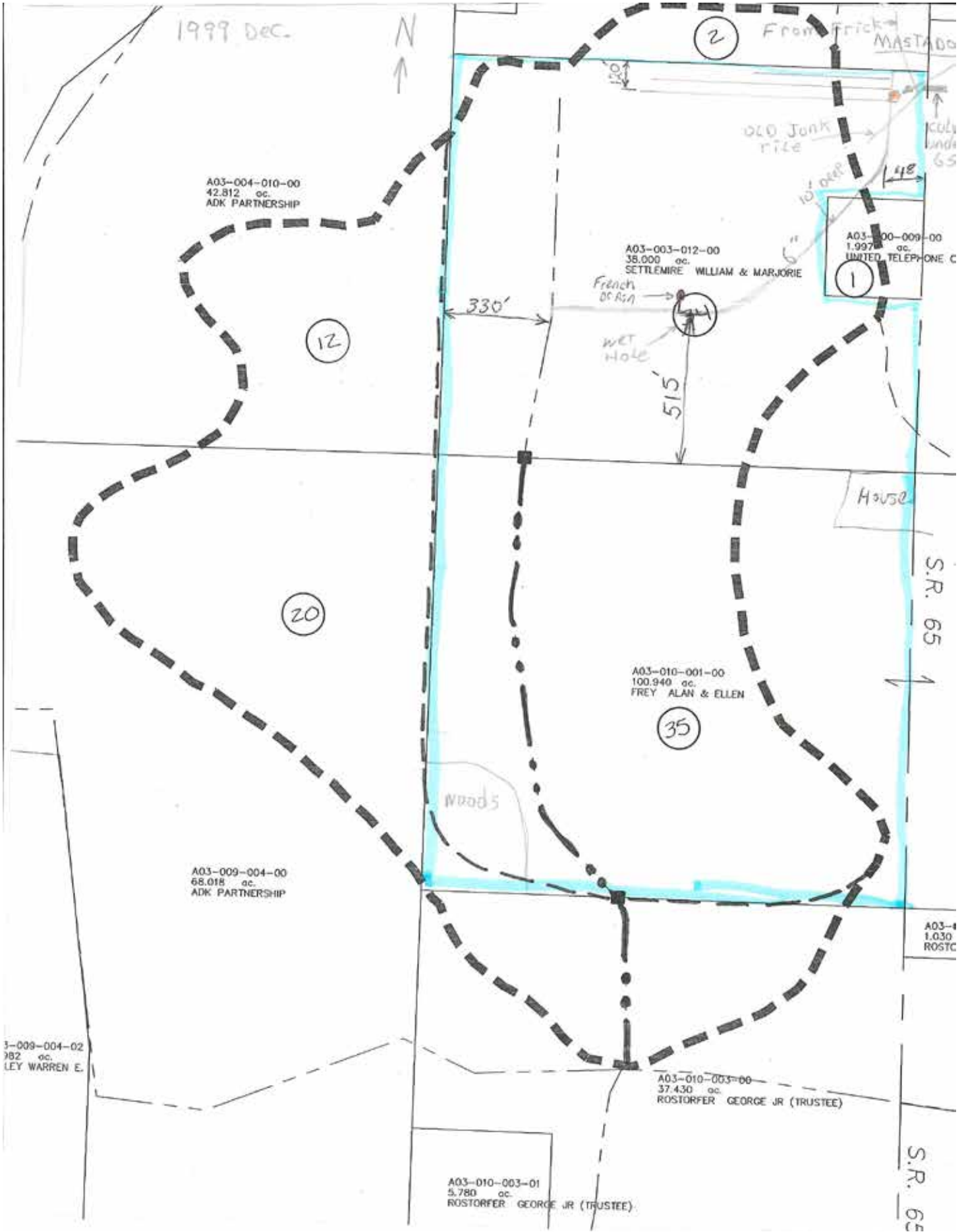
TRACTS 5 & 6



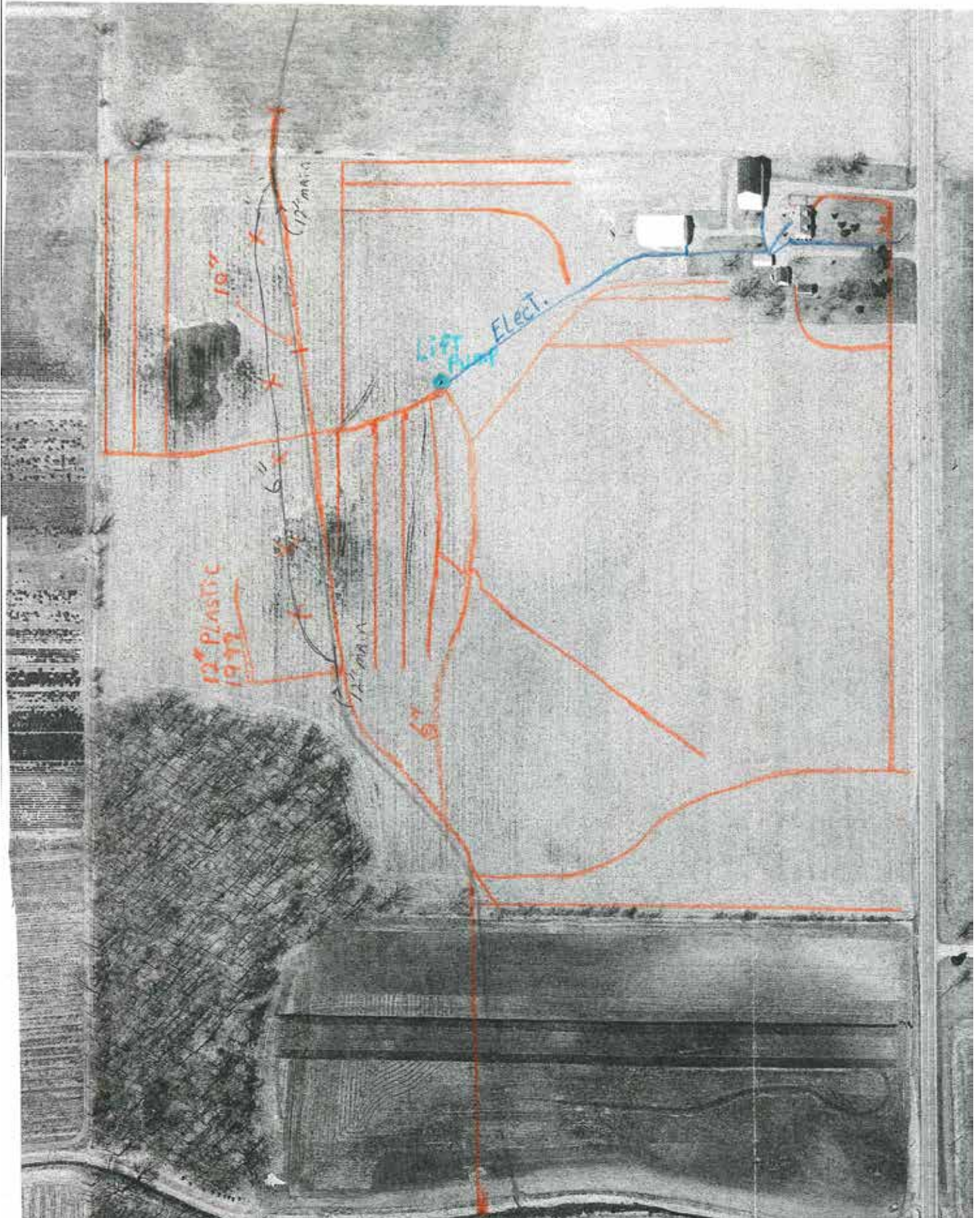
TRACT 8 - EAST OF 65 DITCHING 1993



TRACT 9 & 10



TRACT 10





AGENCY DISCLOSURES

AGENCY DISCLOSURE FORM - PG 1

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TO: 1260244431

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ADDENDUM A

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: 418.766 (+/-) ac. in Auglaize County, Ohio located in Clay Township

Buyer(s): _____

Seller(s): JETA Farms LLC (An Ohio Limited Liability 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 _____

BUYER/TENANT _____ DATE _____

AGENCY DISCLOSURE FORM - PG 2

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TO: 12602444431

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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



AGENCY DISCLOSURE FORM - PG 3

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ADDENDUM B

(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.

AGENCY DISCLOSURE FORM - PG 4

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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

AGENCY DISCLOSURE FORM - PG 5

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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.

Revised: 9/2011

A landscape photograph of a green field under a blue sky with a large red and white graphic overlay. The graphic consists of two large triangles meeting at a point in the center, forming a vertical hourglass shape. The top triangle is red and the bottom triangle is white. The text "ADDITIONAL PHOTOS" is written in white, bold, sans-serif capital letters across the center of the graphic. The text is flanked by two red vertical bars that resemble the left and right sides of a square bracket. The background image shows a green field in the foreground, a line of trees in the distance, and a blue sky with some clouds. The overall composition is centered and balanced.

ADDITIONAL PHOTOS





















CORPORATE HEADQUARTERS
950 North Liberty Dr.
Columbia City, IN 46725