

CIRCLEVILLE, OHIO • PICKAWAY COUNTY (Pickaway Township)

325.5±
Acres

OFFERED IN 8 TRACTS
RANGING FROM 5 TO 90 ACRES

- 98% Tillable -
320± FSA Crop Acres
- Abundant Road
Frontage
- 2018 Crop P...

INFORMATION BOOKLET



ONLINE BIDDING
AVAILABLE

IMPORTANT OHIO LAND
AUCTION

TUESDAY, FEBRUARY 13 • 1 PM

held at the AMVETS, 818 Tarlton Road, Circleville, Ohio 43113

The Stew Farm Ltd. presents a great opportunity for the farmer, investor, and rural home-site buyer. Come examine all of the possibilities this quality farm has to offer!

 **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: STEW FARMS LTD

Auction Company: Schrader Real Estate and Auction Company, Inc.

REAL ESTATE AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 8 individual tracts, any combination of tracts, or as a total 325.5± acre unit. There will be open bidding on all tracts and combinations, during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. **Your bidding is not conditional upon financing**, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). All tracts sold "As-Is".

DEED: Seller(s) shall provide a Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before **March 16, 2018**.

POSSESSION: Possession will be given at closing subject to the right of the seller to maintain possession and access to the grain

bin located on Auction Tract 3 until July 31, 2018. Buyer to receive **2018 CROP RIGHTS!**

REAL ESTATE TAXES / ASSESSMENTS: Taxes to be pro-rated to December 31, 2017. The property is currently under CAUV.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.

EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

For Information call Auction Managers:

Travis Kelley, 740-572-1525, Email: travis@schraderauction.com; Andy Walther, 765-969-0401, Email: andy@schraderauction.com



SCHRADER REAL ESTATE AND AUCTION CO., INC.

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

260-244-7606 or 800-451-2709 • www.SchraderAuction.com

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An aerial photograph of a large, green agricultural field, likely corn, with a small farmstead visible in the distance. The field is divided into sections by roads and tracks. The sky is overcast and hazy.

REGISTRATION FORMS

- (1) Pre-Registration for Attending Bidders (Optional)**
- (2) Online bidding for Non-Attending Bidders (Required)**

BIDDER PRE-REGISTRATION FORM

TUESDAY, FEBRUARY 13, 2018
325 ACRES – PICKAWAY COUNTY, OHIO

For pre-registration, 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 Tuesday, February 6, 2018.
Otherwise, registration available onsite prior to the auction.

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
325± Acres • Pickaway County, Ohio
Tuesday, February 13, 2018

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

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 Tuesday, February 13, 2018 at 1:00 PM.
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, Tuesday, February 6, 2018**. 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:

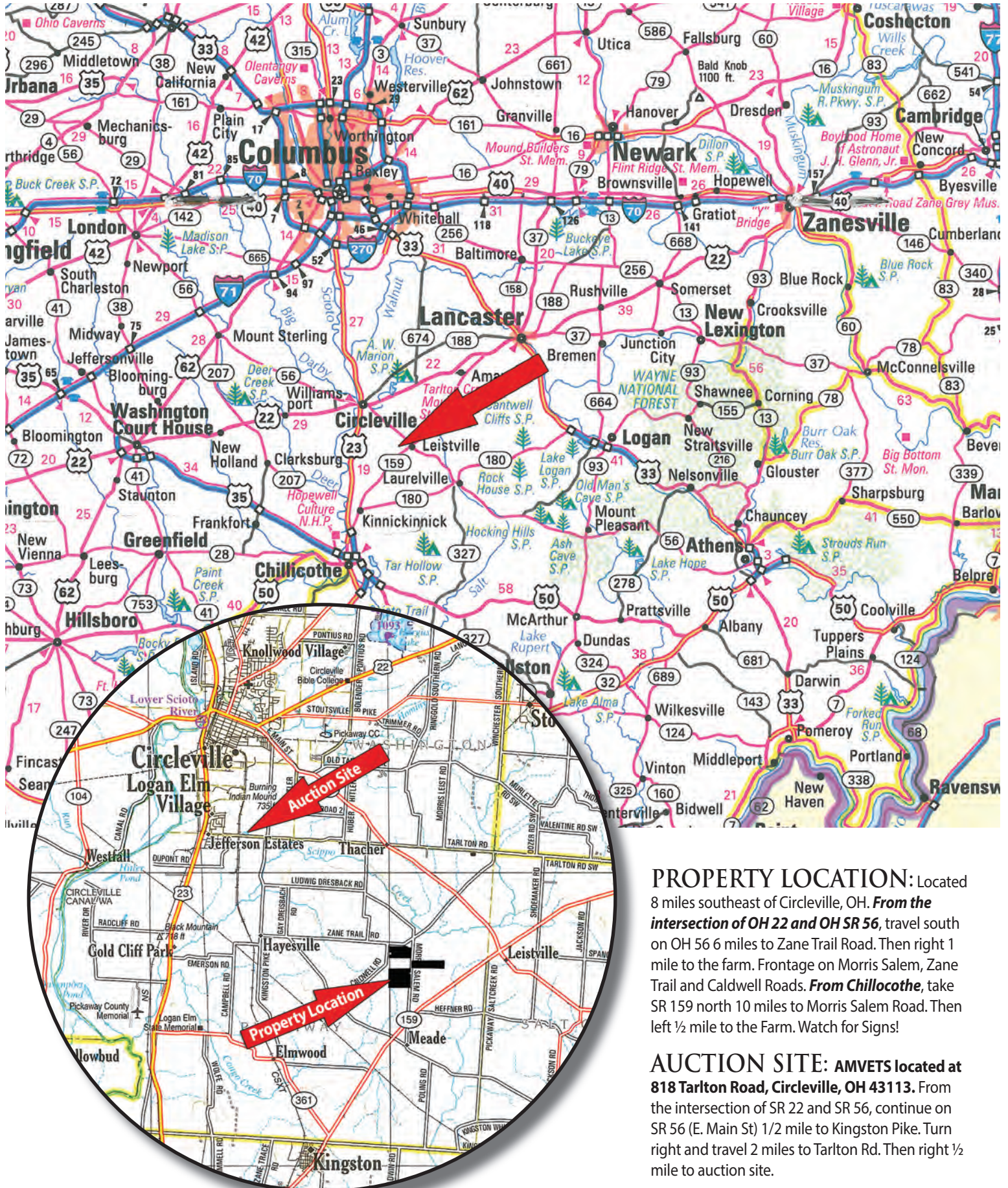
E-mail address of registered bidder: _____

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

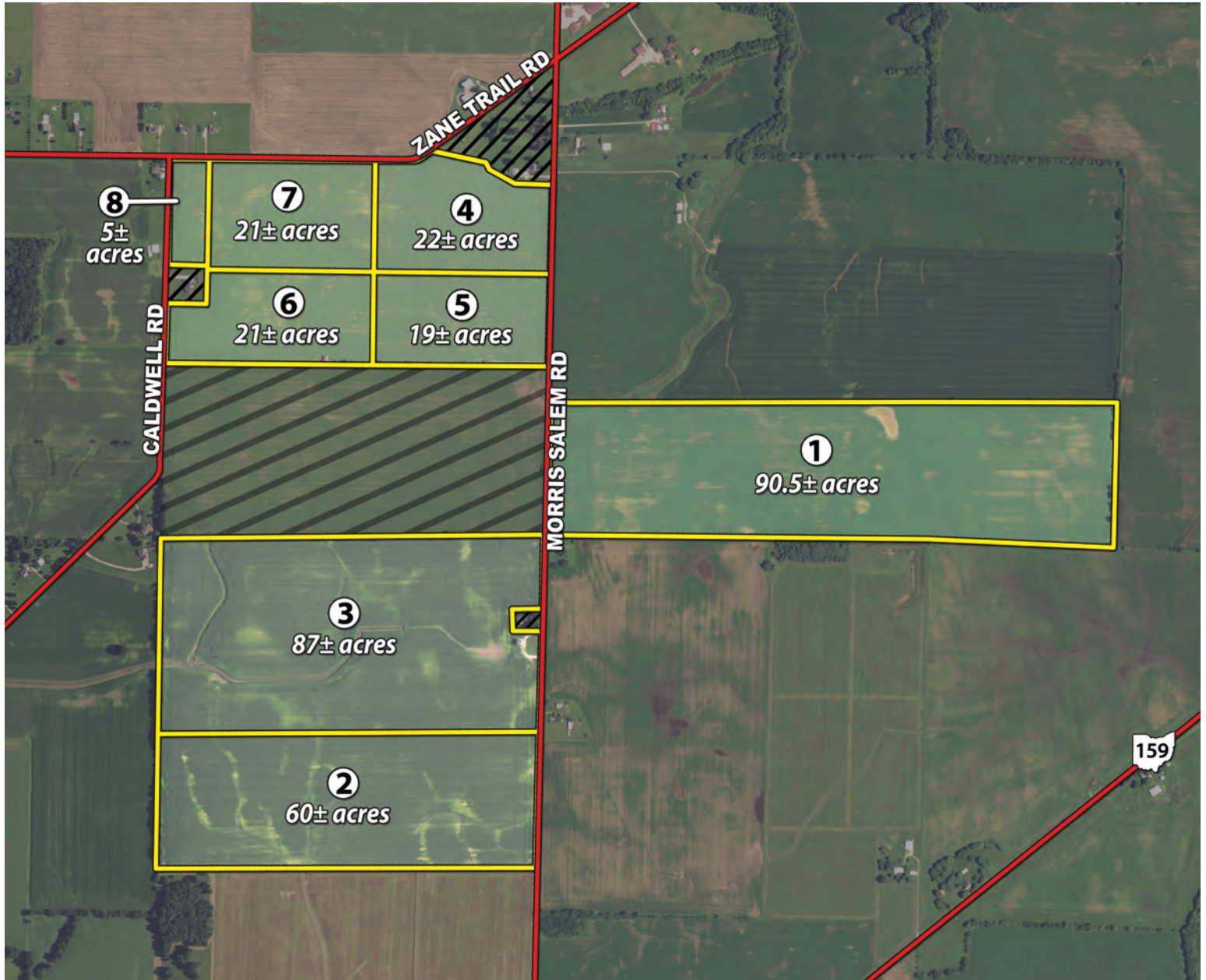
LOCATION MAP



PROPERTY LOCATION: Located 8 miles southeast of Circleville, OH. **From the intersection of OH 22 and OH SR 56**, travel south on OH 56 6 miles to Zane Trail Road. Then right 1 mile to the farm. Frontage on Morris Salem, Zane Trail and Caldwell Roads. **From Chillicothe**, take SR 159 north 10 miles to Morris Salem Road. Then left 1/2 mile to the Farm. Watch for Signs!

AUCTION SITE: **AMVETS** located at **818 Tarlton Road, Circleville, OH 43113**. From the intersection of SR 22 and SR 56, continue on SR 56 (E. Main St) 1/2 mile to Kingston Pike. Turn right and travel 2 miles to Tarlton Rd. Then right 1/2 mile to auction site.

TRACT MAP



TRACT DESCRIPTIONS: (Acreages are Approximate) Section 13 and 14 of Pickaway Township, Pickaway Co.

TRACT 1: 90.5± Acres nearly all tillable. This is an investment quality tract with a good mix of Crosby, Kokomo and Celina soils. Ease of farming operation with nearly 1 mile long rows. Frontage on Morris Salem Rd.

TRACT 2: 60± Acres nearly all cropland.

TRACT 3: 87± Acres nearly all cropland with 1.5 acres of improved waterways. Features a 34K bushel Sukup grain bin built in 2014. Consider combining with Tract 2 for 147 contiguous acres of productive land.

TRACT 4: 22± Acres nearly all tillable with quality frontage on Morris Salem and Zane Trail Rd. Add this to your farming operation or consider it for an estate-size building tract.

TRACT 5: 19± nearly all tillable with quality frontage on Morris Salem Rd.

TRACT 6: 21± Acres nearly all tillable with quality frontage on Caldwell Rd. Consider combining Tracts 4-8 for 88± contiguous cropland acres.

TRACT 7: 21± Acres nearly all cropland. Frontage on Zane Trail Rd. Make this an addition to your farming operation or potential estate-size building tract.

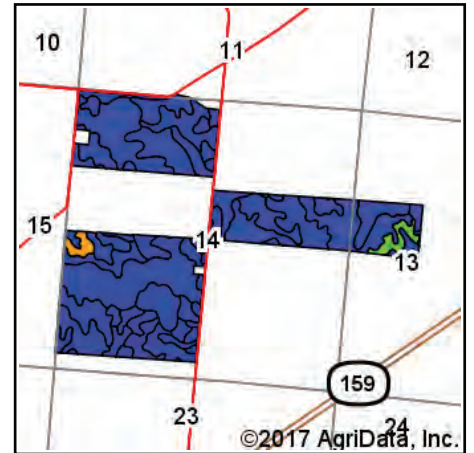
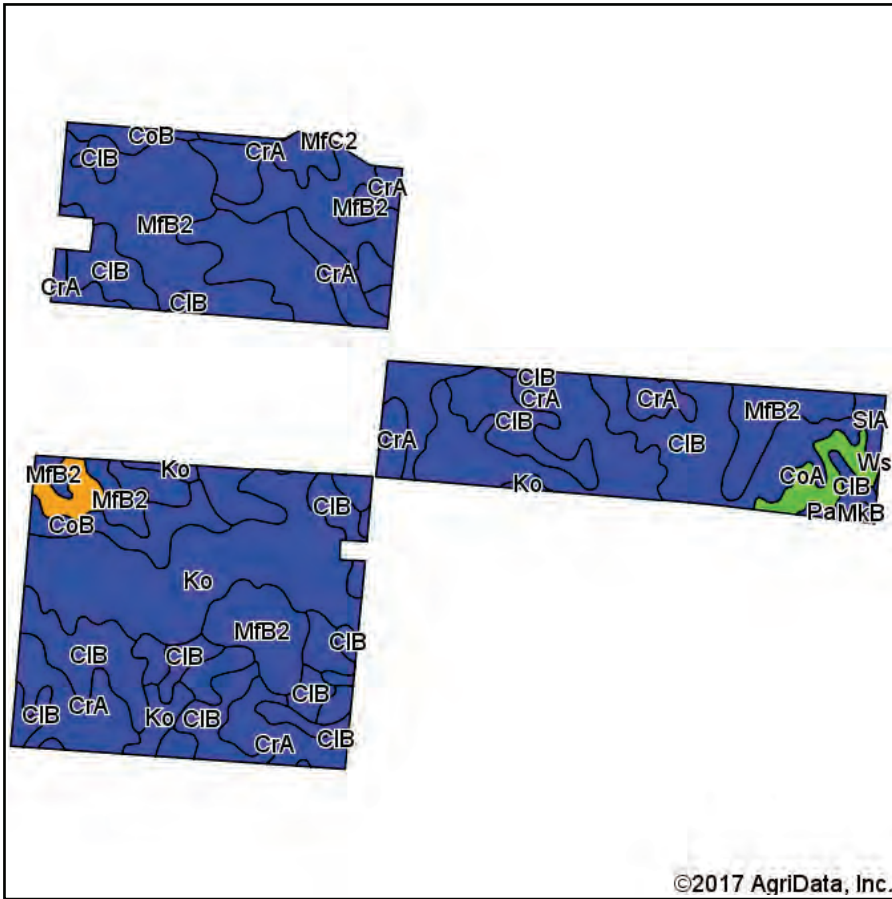
TRACT 8: 5± Acres of prime land located at the corner of Zane Trail and Caldwell Roads. Potential building site on a nice corner lot.

An aerial photograph of a vast, green agricultural field, likely corn, with distinct rows of crops. In the background, there are several farm buildings, including a white house and a barn, surrounded by trees. The horizon shows a flat landscape under a clear sky.

SOIL MAPS

SURETY SOILS

Soils Map



State: **Ohio**
 County: **Pickaway**
 Location: **14-10N-21W**
 Township: **Pickaway**
 Acres: **325.56**
 Date: **8/18/2017**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: OH129, Soil Area Version: 15													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Oats	Pasture	Soybeans	Tall fescue	Winter wheat	*eFOTG PI
CIB	Celina silt loam, 2 to 6 percent slopes	89.89	27.6%		lle	131	4.3	70	8.7	46		58	76
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	78.44	24.1%		llw	120	5			46	6.8	48	81
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	71.89	22.1%		llw	167	5.6		11	48		66	87
MfB2	Miamian silt loam, 2 to 6 percent slopes, eroded	60.31	18.5%		lle	119				36	4.9	48	73
CoB	Corwin silt loam, 2 to 6 percent slopes	11.10	3.4%		lle	120	4	80		42	8	54	79
CoA	Corwin silt loam, 0 to 2 percent slopes	5.95	1.8%		l	120	4.6			42	8	48	82
MfC2	Miamian silt loam, 6 to 12 percent slopes, eroded	4.14	1.3%		llle	104				41	5	46	70
SIA	Sleeth silt loam, 0 to 2 percent slopes	2.13	0.7%		llw	115	4.2	75		37	8	43	74
Pa	Patton silty clay loam, 0 to 2 percent slopes	0.72	0.2%		llw	171	5.1		11.3	45		53	79
MkB	Miamian-Kendallville silt loams, 2 to 6 percent slopes	0.71	0.2%		lle	107	4.5	80	8.5	35		42	74

An aerial photograph of a vast, green agricultural field, likely corn, with visible rows and furrows. The field is surrounded by other green fields and some distant buildings. The text "USDA RECORDS" is overlaid in the center in a bold, white, sans-serif font with a black outline.

USDA RECORDS

USDA RECORDS

OHIO
PICKAWAY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3735
Prepared : Dec 22, 2017
Crop Year : 2018

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MICHAEL E STRUCKMAN
Farms Associated with Operator : 39-129-902, 39-129-904, 39-129-922, 39-129-969, 39-129-1018, 39-129-3170, 39-129-3495, 39-129-3735, 39-129-4205, 39-129-4352, 39-129-5808
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
237.28	234.98	234.98	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	234.98	0.00		0.00		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	116.00	0.00	0	132	
Soybeans	116.00	0.00	0	34	
TOTAL	232.00	0.00			

NOTES

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Tract Number : 3319
Description : N10/1B
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : STEW FARM LTD
Other Producers : JEFFREY C EHMAN

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
91.13	91.13	91.13	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	91.13	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	44.50	0.00	0	132
Soybeans	46.40	0.00	0	34
TOTAL	90.90	0.00		

NOTES

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USDA RECORDS

OHIO
PICKAWAY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3735
Prepared : Dec 22, 2017
Crop Year : 2018

Abbreviated 156 Farm Record

Tract Number : 3320
Description : M10/2B
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : STEW FARM LTD
Other Producers : JEFFREY C EHMAN

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
146.15	143.85	143.85	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	143.85	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	71.50	0.00	0	132
Soybeans	69.60	0.00	0	34
TOTAL	141.10	0.00		

NOTES

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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.

USDA RECORDS

OHIO
PICKAWAY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4352
Prepared : Dec 22, 2017
Crop Year : 2018

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MICHAEL E STRUCKMAN
Farms Associated with Operator : 39-129-902, 39-129-904, 39-129-922, 39-129-969, 39-129-1018, 39-129-3170, 39-129-3495, 39-129-3735, 39-129-4205, 39-129-4352, 39-129-5808
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
91.05	86.63	86.63	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	86.63	0.00		0.00		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	43.30	0.00	0	186	
Soybeans	43.30	0.00	0	44	
TOTAL	86.60	0.00			

NOTES

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Tract Number : 2555
Description : M10/2A
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : STEW FARM LTD
Other Producers : JEFFREY C EHMAN

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
91.05	86.63	86.63	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	86.63	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	43.30	0.00	0	186
Soybeans	43.30	0.00	0	44
TOTAL	86.60	0.00		

NOTES

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USDA RECORDS

OHIO
PICKAWAY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4352
Prepared : Dec 22, 2017
Crop Year : 2018

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) 877-8339 or (800) 845-6136 (in Spanish).

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USDA RECORDS

Tract 3319

Farm 3735




2017 Program Year
 Map Created September 13, 2016

Pickaway/Franklin County
 Farm Service Agency
 110 Island Rd
 PO Box 503
 Circleville, OH 43113-0503
 740-477-1691 (p)
 855-832-5977 (f)

Common Land Unit

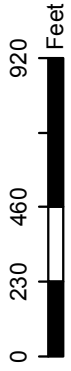
-  Non-Cropland
-  Cropland
-  CRP
-  Tract Boundary

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=COM
- Wheat=SRW



Tract Cropland Total: 91.13 acres

United States Department of Agriculture (USDA) Farm Service Agency (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 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA RECORDS

Tract 3320

Farm 3735




2017 Program Year
 Map Created September 13, 2016

Pickaway/Franklin County
 Farm Service Agency
 110 Island Rd
 PO Box 503
 Circleville, OH 43113-0503
 740-477-1691 (p)
 855-832-5977 (f)

Common Land Unit

-  Non-Cropland
-  Cropland
-  CRP
-  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=COM
- Wheat=SRW



Tract Cropland Total: 143.85 acres

United States Department of Agriculture (USDA) Farm Service Agency (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 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is, and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA RECORDS

Tract 2555

Farm 4352





2017 Program Year
Map Created September 13, 2016

Pickaway/Franklin County
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Common Land Unit

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-  CRP
-  Tract Boundary

Wetland Determination Identifiers

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

All of the following are true unless otherwise indicated:

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- Soybeans=COM
- Wheat=SRW



Tract Cropland Total: 86.63 acres


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TITLE COMMITMENT

TITLE COMMITMENT

File No: 18572293-TCM

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Commitment	

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, First American Title Insurance Company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Dennis J. Gilmore, President



Jeffrey S. Robinson, Secretary

TALON TITLE AGENCY, LLC



BY: JEFFREY A. AUKER
AUTHORIZED SIGNATORY

INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

If this jacket was created electronically, it constitutes an original document.

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TITLE COMMITMENT



ALTA® COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

Issued by
First American Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: Talon Title Agency, LLC
Issuing Office: 570 Polaris Parkway, Ste 140
Westerville, OH 43082
Ph:(614) 818-0500 Fax:(614) 818-4599
ALTA® Universal ID: 1063195
Issuing Office File Number: 18572293-TCM
Property Address: 325.591 acres +/- Morris Salem Road, Circleville, OH 43113
Revision Number:

1. Commitment Date: January 03, 2018, at 8:00 am
2. Policy to be issued: Proposed Policy Amount
 - (a) ALTA® OWNERS POLICY WITH STANDARD EXCEPTIONS **\$1,000.00**
Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**
 - (b) ALTA® LOAN POLICY
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.
4. Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in:
Stew Farm, LTD., an Ohio limited liability company, who acquired title by deed of record in Official Record 625, Page 928, Recorder's Office, Pickaway County, Ohio
5. The land referred to in this commitment is situated in the Township of Pickaway, County of Pickaway, State of Ohio, as follows:
SEE EXHIBIT A

Talon Title Agency, LLC

A handwritten signature in cursive script that reads "Jeffrey A. Auker".

By: Jeffrey A. Auker
AUTHORIZED SIGNATORY

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TITLE COMMITMENT

File No: 18572293-TCM

Exhibit "A"

The land referred to in this commitment is described as follows: Township of Pickaway, County of Pickaway, State of Ohio

PARCEL I

Situated in the Township of Pickaway, County of Pickaway, State of Ohio and being a part of Section 14, Township 10, Range 21, and Section 11, Township 10, Range 21 bounded and described as follows:

Being all of the same 100.00 acre tract described by deed recorded in Deed Book 328, Page 683 in the Pickaway County Recorder's Office.

Beginning at a railroad spike found in the South edge of the Zane Trail Road where it intersects the centerline of Caldwell Road being the Northwest corner of Section 14, Township 10, Range 21;

Thence with the North line of Section 14 and the Zane Trail Road S 87 deg. 59' 55" E. 1795.18 feet to an iron pin set at an angle point in the road; thence leaving the Section line and continuing with the Zane Trail Road N. 56 deg. 35' 10" E. 1209.15 feet to a railroad spike found at the point of intersection of the Zane Trail Road with the centerline of the Morris Salem Road;

Thence with the centerline of the Morris Salem Road S. 3 deg. 23' 52" W. 700.90 feet to a railroad spike found at the point of the intersection of the centerline with the North line of Section 14; thence again with the centerline of the Morris Salem Road S. 3 deg. 35' W. 1456.38 feet to a point in said centerline;

Thence with the South line of the above referenced tract N. 87 deg. 45' 00" W. 2751.41 feet (passing a concrete post at 13.65 feet) to a railroad spike set in the centerline of the Caldwell Road; thence with the centerline of the Caldwell Road N. 3 deg. 06' 55" E. 1444.16 feet to the place of beginning. Containing 99.572 acres, more or less being 7.787 acres in Section 11 and 91.785 acres in Section 14. Subject to all existing valid rights-of-way of record.

EXCEPTING THEREFROM THE FOLLOWING FIVE PARCELS:

TRACT I (L27-0-002-00-170-04)

Beginning at a P.K. nail set in the centerline of the Morris Salem Road being the East line of the above referenced 99.572 acre tract S. 3 deg. 23' 52" W. 656.36 feet distant from a railroad spike found at the point of the intersection of the centerline of the Morris Salem Road with the centerline of the Zane Trail Road; thence with the centerline of the Morris Salem Road S. 3 deg. 23' 52" W. 44.54 feet to a railroad spike found being in the between Section 11 and Section 14;

Thence again with the centerline of of the Morris Salem Road S. 3 deg. 35' W. 180.46 feet to a P.K. nail set in the centerline of said road; thence with five new lines the following calls:

N 86 deg. 25' W 185.61 feet to an iron pin set; thence N 67 deg. 32' 29" W 248.81 feet to an iron pin set; thence N 42 deg. 21' 30" W 70.21 feet to an iron pin set; thence N 11 deg. 04' E 142.60 feet to an iron pin set; thence S 80 deg. 39' 12" E 455.09 feet (passing an iron pin set at 424.93 feet) to the place of beginning. Containing 2.323 acres, more or less. Subject to all existing valid rights of way of record.

TRACT II (L27-0-002-00-170-06)

Beginning at a P.K. nail set in the West side of the pavement on Caldwell Road being the West line of Section 14 and the above referenced 99.572 acre tract S 03 deg. 06' 55" W. 743.14 feet distant from a railroad spike found at the Northwest corner of Section 14; thence with three new lines as follows:

S 86 deg. 53' 05" E 300.00 feet (passing an iron pin at 35.00 feet) to an iron pin set; thence S 03 deg. 06' 55" W 300.00

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TITLE COMMITMENT

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feet to an iron pin set; thence N 86 deg. 53' 05" W 300.00 feet (passing an iron pin set at 265.00 feet) to a P.K. nail set being in the West edge of pavement of Caldwell Road also West line of Section 14 and the above referenced 99.572 acre tract; thence with said line N 03 deg. 06' 55" E 300.00 feet to the place of beginning. Containing 2.066 acres, more or less. Subject to all existing valid rights of way of record.

TRACT III (L27-0-002-00-170-03)

Beginning at a P.K. nail set in the centerline of the Morris Salem Road being the East line of the above referenced 99.572 acre tract S 3 deg. 23' 52" W 431.36 feet distant from a railroad spike found at the point of intersection of the centerline of the Morris Salem Road with the centerline of the Zane Trail Road; thence with the centerline of the Morris Salem Road S 3 deg. 23' 52" W 225.00 feet to a P.K. nail set; thence with three new lines the following calls:

N 80 deg. 39' 12" W 455.09 feet (passing an iron pin set at 30.16 feet) to an iron pin set; thence N 11 deg. 04' 00" E 179.44 feet to an iron pin set; thence S 86 deg. 36' 08" E 428.70 feet (passing an iron pin set at 398.70 feet) to the place of beginning. Containing 2.044 acres, more or less. Subject to all existing valid rights of way of record.

TRACT IV (L27-0-002-00-170-05)

Beginning at a railroad spike found being the Northeast corner of the above referenced 99.572 acre tract at the point of the intersection of the centerline of Morris Salem Road with the centerline of the Zane Trail Road; thence with the centerline of the Morris Salem Road S 3 deg. 23' 52" W 431.36 feet to a P.K. nail set; thence on a new line N 86 deg. 36' 08" W 350.10 feet (passing an iron pin set at 30.00 feet) to an iron pin set; thence N 07 deg. 40' 42" E 179.90 feet to an iron pin set in the Zane Trail Road; thence with the road N 56 deg. 35' 10" E 420.49 feet to the place of beginning. Containing 2.388 acres more or less. Subject to all existing valid rights of way of record.

Subject to the 30 foot right of way for drainage as shown on the plat above as described below being 15.00 feet each side of the following described centerline. Beginning at a point in the centerline of Morris Salem Road being N 3 deg. 23' 52" E 64.50 feet from the Southeast corner of the above described 2.388 acre tract; thence with the centerline of the 30 foot right of way N 84 deg. 23' 51" W 344.53 feet to a point in the West line of the above described 2.388 acre tract.

TRACT V (L27-0-002-00-170-00)

Beginning at an iron pin found in the Zane Trail Road being a corner to the above referenced 90.751 acre tract and a 2.388 acre tract S 56 deg. 35' 10" W 420.49 feet distant from a railroad spike found at the point of the intersection of the centerline of the Zane Trail Road with the centerline of the Morris Salem Road; thence with the line between said tracts S 07 deg. 40' 42" W 179.90 feet to an iron pin found corner to said tracts and in the North line of a 2.044 acre tract; thence N 86 deg. 36' 08" W 78.60 feet to an iron pin corner to said 2.044 acre tract; thence with the West line of said tract and the West line of a 2.323 acre tract S 11 deg. 04' 00" W 322.04 feet to an iron pin found at Southwest corner to said 2.323 acre tract; thence with a new line N 74 deg. 25' 08" W 421.73 feet to an iron pin set in the Zane Trail Road being the Northerly line of said 90.751 acre tract; thence with said road and line N 56 deg. 35' 10" E 683.52 feet to the place of beginning.

Containing 2.41 acres, more or less. Subject to all existing valid rights of way of record.

Containing after Exceptions 88.341 acres, more or less.

PARCEL II

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TITLE COMMITMENT

File No: 18572293-TCM

Situated in Pickaway Township, Pickaway County, Ohio, and bounded and described as follows:

Beginning at a stone in the center of the Salem Road and in the center of Section No. 14, Township No. 10, Range No. 21, W.S. thence N. 87 deg. 53' W 41.56 chains to a stone in the West line of said Section; thence with said Section line S 3 deg. 29' W 35.73 chains to a stake in P. Lutz's line and corner to Holderman's 20 acre tract;

Thence with the North line of said Tract S 87 deg. 53' E. 41.26 chains to a stake in the center of the Salem Road; thence with said road N 4 deg. E 35.74 chains to the place of beginning, containing one hundred forty seven and 75/100 (147.75) acres of land, being the same, more or less, and being part of the Southwest Quarter of Section No. 14, Township No. 10, Range 21 W.S.

The above described Parcel II is subject to an exception as follows: (L27--0-002-00-171-00)

Being part of the 147.75 acre tract conveyed to Sabre Farms, Inc. an Ohio corporation (Deed Vol. 328, Page 581 Pickaway County Deed Records) bounded and described as follows:

Beginning for reference at a P.K. nail set in the center of Morris Salem Road (Township Road No. 53) at the northeast corner of the tract of which this is a part and being the southeast corner of the 78.545 acre tract conveyed to John H. Ellis, et al (Deed Vol. 328, Page 685) and further being the northeast corner of the Southwest Quarter of Section 14;

Thence with the east line of the tract of which this is a part and being along Morris Salem Road, S 04 deg. 00' 00" W 438.73 ft. to a P.K. nail set and being the actual point of beginning of the tract herein described;

Thence with the east line of the tract of which this is a part and being along Morris Salem Road, S 04 deg. 00' 00" W 208.71 ft. to a P.K. nail set;

Thence with new lines through the tract of which this is a part the following (3) courses:

N. 86 deg. 00' 00" W 208.71 ft. to an iron pin set, passing an iron pin set at 25.00 ft. N. 04 deg. 00' 00" E 208.71 ft. to an iron pin set and S. 86 deg. 00' 00" E. 208.71 ft. to the point of beginning, passing an iron pin set at 183.71 ft., containing 1.00 acre, subject to all easements and rights of way of record, including the right of way for Morris Salem Road.

Being part of the Southwest Quarter of Section 14, Township 10 North, Range 21 West.

PARCEL III

Situated in Pickaway Township, Pickaway County, Ohio and bounded and described as follows:

Beginning at a stone in the quarter section line in the West half of Section 13, Township 10, Range 21, W.S., and southwest corner to land of W.W. Gill; thence in the quarter section line N 85 deg. W 20.24 chains to the Northeast corner of the Southwest Quarter of Section No. 14 in said Township and Range; thence with the North line of said Southwest Quarter of Section 14, N 87 deg. W 13.27 chains to a stone; thence N 3 3/4 deg. E 14.60 chains to a stone in the South line of land of Alkire and Blue; thence with their line S. 87 deg. E 33.46 chains to a stone in the West line of land of said W.W. Gill;

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TITLE COMMITMENT

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Thence S 3 1/2 deg. W 15.60 chains to the beginning, containing 50 acres and 20 poles of land more or less, 30.80 acres being in the northwest quarter of said Section No. 13 and 19.32 acres being the Northeast Quarter of said Section No. 14, Twp. 10, R. 21, W.S.

PARCEL IV

Situated in Pickaway Township, Pickaway County, Ohio and bounded and described as follows:

Beginning at a stone in the Salem Road and center of Section No. 14, Township No. 10, Range No. 21, W.S.

Thence N 3 3/4 deg. E 14.36 chains to a stone corner to land of Alkire and Blue; thence S 87 1/2 deg. E 27.92 chains to a stone; thence S 3 3/4 deg. W 14.60 chains to a stone in the quarter section line; thence N 87 deg. W 27.92 chains to the beginning, containing 40 acres and 60 poles of land, more or less and being a part of the Northeast Quarter of Section No. 14, Township No. 10, Range 21, W.S.

Commonly Known As: 325.591 acres +/- Morris Salem Road, Circleville OH 43113

The property address and tax parcel identification number listed herein are provided solely for informational purposes.

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SCHEDULE B, PART 1 REQUIREMENTS

All of the following Requirements must be met:

1. Standard requirements as set forth in jacket.

NOTE: In the event the Commitment Jacket is not attached hereto, all of the terms, conditions and provisions contained in said Jacket are incorporated herein. The Commitment Jacket is available for inspection at any Company office.

2. Instruments necessary to create the estate or interest to be insured must be executed by, delivered and duly filed for record.

A. Warranty Deed from recited owner to recited purchaser.

B. Satisfactory Release or Subordination of all liens shown in Schedule B, Section II.

3. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may make additional requirements or exceptions relating to the interest or the loan.

4. Pay the agreed amounts for the Title and/or the mortgage to be insured.

5. Pay us the premiums, fees and charges for the policy.

6. Submit Articles of Organization, Operating Agreement and all amendments and Roster of Members. This commitment may be subject to such further requirements as deemed necessary after examination of the aforementioned documents.

7. The legal description as described in Schedule A for Parcel I is not sufficient for transfer per Pickaway County Tax Map/Engineer's Department. A new or updated survey is required and must be approved before transfer. NOTE: Failure to attach the County -Approved Legal description to the instrument of conveyance may create a substantial delay in recording

For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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TITLE COMMITMENT

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SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the Public Records.
2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof of the Land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien or right to lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records
5. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the effective date. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage.
6. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
7. Subject to any oil and/or gas lease, pipeline agreement, or other instrument related to the production or sale of oil or natural gas which may arise subsequent to Date of Policy. **(Note: This Exception will only appear on the Loan Policy)**
8. Special taxes or assessments approved, levied or enacted by the State, County, Municipality or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to reassessment and recapture by way of CAUV, Homestead or other similar programs, or retroactive increases in the valuation of the land by the State, County, Municipality, Township or other taxing authority.
9. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
10. 2017 Tax Duplicate for Parcel Number J2400020017007

The first half tax in the amount of \$1,149.56, including current assessments, if any, is due in the February 2018 tax collection period.

The second half tax in the amount of \$1,149.56, including current assessments, if any, is not yet due or payable.

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TITLE COMMITMENT

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Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is \$1,149.56.

Assessed Values:

Land: \$185,520.00 Building/Improvement: \$0.00 Total: \$185,520.00 (CAUV \$70,340.00)

Taxes and Assessments for subsequent years are undetermined, and constitute a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject property. No liability is assumed by the Company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

NOTE: A search for uncertified special tax assessments has not been performed.

11. 2017 Tax Duplicate for Parcel Number J2400020017001

The first half tax in the amount of \$279.80, including current assessments, if any, is due in the February 2018 tax collection period.

The second half tax in the amount of \$279.80, including current assessments, if any, is not yet due or payable.

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is \$279.80.

Assessed Values:

Land: \$82,850.00 Building/Improvement: \$0.00 Total: \$82,850.00 (CAUV \$17,120.00)

Taxes and Assessments for subsequent years are undetermined, and constitute a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject property. No liability is assumed by the Company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

NOTE: A search for uncertified special tax assessments has not been performed.

12. 2017 Tax Duplicate for Parcel Number J2400020017100

The first half tax in the amount of \$2,105.28, including current assessments, if any, is due in the February 2018 tax collection period.

The second half tax in the amount of \$2,105.28, including current assessments, if any, is not yet due or payable.

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is \$2,105.28.

Assessed Values:

Land: \$296,150.00 Building/Improvement: \$0.00 Total: \$296,150.00 (CAUV \$128,820.00)

Taxes and Assessments for subsequent years are undetermined, and constitute a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject property. No liability is assumed by the Company for ascertaining the status of these charges. The proposed insured is

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TITLE COMMITMENT

File No: 18572293-TCM

cautioned to obtain the current status of these payments.

NOTE: A search for uncertified special tax assessments has not been performed.

13. 2017 Tax Duplicate for Parcel Number J2400020017200

The first half tax in the amount of \$226.68, including current assessments, if any, is due in the February 2018 tax collection period.

The second half tax in the amount of \$226.68, including current assessments, if any, is not yet due or payable.

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is \$226.68.

Assessed Values:

Land: \$37,850.00 Building/Improvement: \$0.00 Total: \$37,850.00 (CAUV \$13,870.00)

Taxes and Assessments for subsequent years are undetermined, and constitute a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject property. No liability is assumed by the Company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

NOTE: A search for uncertified special tax assessments has not been performed.

14. 2017 Tax Duplicate for Parcel Number J2400020017300

The first half tax in the amount of \$371.64, including current assessments, if any, is due in the February 2018 tax collection period.

The second half tax in the amount of \$371.64, including current assessments, if any, is not yet due or payable.

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is \$371.64.

Assessed Values:

Land: \$64,680.00 Building/Improvement: \$0.00 Total: \$64,680.00 (CAUV \$22,740.00)

Taxes and Assessments for subsequent years are undetermined, and constitute a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject property. No liability is assumed by the Company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

NOTE: A search for uncertified special tax assessments has not been performed.

15. This premises is subject to Current Agricultural Use Valuation Recoupment.

16. Any inaccuracy in the area, square footage, or acreage of land described herein or on attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

17. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.

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TITLE COMMITMENT

File No: 18572293-TCM

18. Any trust, right, interest or claim that may exist, arise, or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 U.S.C. §499a, et seq., or any similar state or federal law.
19. Any trust, right, interest or claim that may exist, arise, or be asserted against the Title under or pursuant to the Packers and Stockyard Act of 1921, as amended, 7 U.S.C. §181, et seq., or any similar state or federal law.
20. Easement to Ohio Consolidated Telephone Company of record in Deed Book 141, Page 625.
21. Easement to South Central Power Company of record in Deed Book 238, Page 594.
22. Easement to Board of Commissioners of Pickaway County, Ohio of record in Deed Book 333, Page 648.
23. Easement to Board of Commissioners of Pickaway County, Ohio of record in Deed Book 334, Page 106.
24. Easement to Board of Commissioners of Pickaway County, Ohio of record in Deed Book 337, Page 150.
25. Easement to Board of Commissioners of Pickaway County, Ohio of record in Deed Book 343, Page 507.
26. Easement to South Central Power Company of record in Deed Book 349, Page 811.
27. Easement to South Central Power Company of record in Deed Book 353, Page 312.
28. Easement to Board of Commissioners of Pickaway County, Ohio of record in Official Record 39, Page 59.
29. Easement to Earnhart Hill Regional Water & Sewer District of record in Official Record 42, Page 116.
30. Easement to Earnhart Hill Regional Water & Sewer District of record in Official Record 150, Page 347.
31. Oil and Gas Lease to L.A. Davidson Mining Company of record in Lease Record 12, Page 18; assigned to George G. Shearrow in Lease Record 13, Page 361, and any interests from subsequent documents of record pertaining to said lease.
32. Oil and Gas Lease to Hiland Oil and Gas Enterprises, Inc. of record in Lease Record 21, Page 173, and any interests from subsequent documents of record pertaining to said lease.
33. Oil and Gas Lease to Medina Fuel Co. of record in Official Record 28, Page 299, and any interests from subsequent documents of record pertaining to said lease.
34. Mortgage in the original amount of \$1,518,224.00, and the terms, conditions, and provisions contained therein, executed by Stew Farm Ltd., Michael Edward Struckman, Trustee to Farm Credit Services of Mid-America recorded May 11, 2011 in Official Record 652, Page 2303.

THIS COMMITMENT OR FORECLOSURE GUARANTEE COMMITMENT IS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY OR ITS POLICY ISSUING AGENT SOLELY FOR THE ISSUANCE OF A POLICY OR POLICIES OF TITLE INSURANCE OF FIRST AMERICAN TITLE INSURANCE COMPANY, THIS COMMITMENT IS NOT AN ABSTRACT OR AN OPINION OF TITLE, LIABILITY UNDER THIS COMMITMENT IS DEFINED BY AND LIMITED TO THE TERMS AND CONDITIONS OF THIS COMMITMENT AND THE TITLE INSURANCE POLICY TO BE ISSUED, PERSONS AND ENTITIES NOT LISTED ABOVE AS PROPOSED INSURED'S ARE NOT ENTITLED TO RELY UPON THIS COMMITMENT FOR ANY PURPOSE.

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TITLE COMMITMENT

File No: 18572293-TCM

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I - Requirements;
- (f) Schedule B, Part II - Exceptions; and
- (g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

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TITLE COMMITMENT

File No: 18572293-TCM

- (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.
8. **PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>

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TITLE COMMITMENT



PRIVACY POLICY NOTICE

Talon Title Agency, LLC and its family of affiliated companies, respect the privacy of our customers' personal information. This Notice explains the ways in which we may collect and use personal information under the Talon Title Agency, LLC Privacy Policy.

Talon Title Agency, LLC as an agent for First American Title Insurance Company provides title insurance products and other settlement and escrow services to customers. The Talon Title Agency, LLC Privacy Policy applies to all Talon Title Agency, LLC customers, former customers and applicants.

What kinds of information we collect: Depending on the services you use, the types of information we may collect from you, your lender, attorney, real estate broker, public records or from other sources include:

- information from forms and applications for services, such as your name, address and telephone number
- information about your transaction, including information about the real property you bought, sold or financed such as address, cost, existing liens, easements, other title information and deeds
- with closing, escrow, settlement or mortgage lending services or mortgage loan servicing, we may also collect your social security number as well as information from third parties including property appraisals, credit reports, loan applications, land surveys, real estate tax information, escrow account balances, and sometimes bank account numbers or credit card account numbers to facilitate the transaction, and
- information about your transactions and experiences as a customer of ours or our affiliated companies, such as products or services purchased and payments made.

How we use and disclose this information: We use your information to provide you with the services, products and insurance that you, your lender, attorney, or real estate brokers have requested. We disclose information to our affiliates and unrelated companies as needed to carry out and service your transaction, to protect against fraud or unauthorized transactions, for institutional risk control, to provide information to government and law enforcement agencies and as otherwise permitted by law. As required to facilitate a transaction, our title affiliates record documents that are part of your transaction in the public records as a legal requirement for real property notice purposes.

We do not share any nonpublic personal information we collect from you with unrelated companies for their own use.

We do not share any information regarding your transaction that we obtain from third parties (including credit report information) except as needed to enable your transaction as permitted by law.

We may also disclose your name, address and property information to other companies who perform marketing services such as letter production and mailing on our behalf, or to other financial service companies (such as insurance companies, banks, mortgage brokers, credit companies) with whom we have joint marketing arrangements.

How we protect your information: We maintain administrative, physical, electronic and procedural safeguards to guard your nonpublic personal information. We reinforce our privacy policy with our employees and our contractors. Joint marketers and third parties service providers who have access to nonpublic personal information to provide marketing or services on our behalf are required by contract to follow appropriate standards of security and confidentiality.

If you have any questions about this privacy statement or our practices at Talon Title Agency, LLC, please write us at:
Talon Title Agency, LLC c/o 31440 Northwestern Highway, Ste. 100, Farmington Hills, Michigan 48334. Attn: Legal Resources.

TITLE COMMITMENT



First American Title™

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

TITLE COMMITMENT

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

An aerial photograph of a vast, lush green agricultural field, likely a cornfield, stretching towards a horizon line. In the distance, several farm buildings, including a large red barn and a white house, are visible against a backdrop of trees and a clear sky. The text "TAX INFORMATION" is overlaid in the center of the image.

TAX INFORMATION

STEW FARMS LTD.

PROJECTED TAXES PER TRACT (2017 Assessment Pay 2018)

Tract 1: \$ 1,756.24 / yr.

Tract 2: \$ 1,719.00 / yr.

Tract 3: \$ 2,492.55 / yr.

Tract 4: \$ 574.86 / yr.

Tract 5: \$ 496.47 / yr.

Tract 6: \$ 548.73 / yr

Tract 7: \$ 548.73 / yr.

Tract 8: \$ 130.65 / yr (if purchased separately , this would not qualify for C.A.U.V.)

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

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

Data For Parcel J2400020017100

Base Data

Parcel: J2400020017100
Owner: STEW FARM LTD
Address: 0 MORRIS SALEM



[+] Map this property.

Mailing Address

Mailing Name: STEW FARM LTD.
Address: 8960 ST RT 762
City State Zip: ORIENT OH 43146

Geographic

City: UNINCORPORATED
Township: PICKAWAY TOWNSHIP
School District: LOGAN ELM LSD

Legal

Neighborhood: 00210000
Legal Description: SW1/4 EX 20 A S SIDE

Legal Acres: 146.75
Land Use: (101) A - CASH GRAIN OR GENERAL FARM
Property Class: AGRICULTURAL
Range Township Section: 21-10-14

Map Number: 0-0-0-0

Valuation (Tax Year 2017 Payable 2018)

	Appraised	Assessed (35%)
Land Value:	\$846,140.00	\$296,150.00
Building Value:	\$0.00	\$0.00
Total Value:	\$846,140.00	\$296,150.00
CAUV Value:	\$368,070.00	
Taxable Value:	\$128,820.00	

Tax Credits

2.5% Homesite Rollback: NO
Homestead Reduction: NO

Notes

Notes:

GIS parcel shapefile last updated 1/11/2018 10:13:18 AM.

Pickaway County, Ohio - Property Record Card
Parcel: J2400020017100 Card: 1

Owner STEW FARM LTD
Address 0 MORRIS SALEM
Land Use (101) A - CASH GRAIN OR GENERAL FARM
Class AGRICULTURAL
Legal Description SW1/4 EX 20 A S SIDE

MAP



SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
2	0	0	136.31	N/A	\$817,860.
4	0	0	9.75	N/A	\$28,280.0
9	0	0	0.69	N/A	\$0.00

VALUATION

	Appraised	Assessed
Land Value	\$705,930.00	\$247,080.00
Building Value	\$0.00	\$0.00
Total Value	\$705,930.00	\$247,080.00
CAUV Value	\$487,220.00	
Taxable Value	\$170,530.00	

PERMITS

IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
1	AG1 - STEEL	2012	24x30	\$0.00

SALES

Date	Buyer	Seller	Price	Validity
2/2/2009	STEW FARM LTD		\$0.00	4 RELATED
5/1/2008	STRUCKMAN MICHAEL E	NEFF JOHN H TRUSTEE	\$1,570,000.	1 MULTI-PARCEL
10/11/2001	NEFF JOHN H TRUSTEE	NEFF JOHN H	\$0.00	4 RELATED
12/19/1996	NEFF JOHN H	SABRE FARMS INC	\$379,200.00	1 MULTI-PARCEL
1/9/1992	SABRE FARMS INC		\$162,000.00	VALID
1/9/1992	SABRE FARMS INC	MARTIN CHESTER W	\$162,000.00	VALID
1/1/1992			\$162,000.00	

Data For Parcel J2400020017200

Base Data

Parcel: J2400020017200
Owner: STEW FARM LTD
Address: 0 MORRIS SALEM RD



[+] Map this property.

Mailing Address

Mailing Name: STEW FARM LTD
Address: 8960 ST RT 762
City State Zip: ORIENT OH 43146

Geographic

City: UNINCORPORATED
Township: PICKAWAY TOWNSHIP
School District: LOGAN ELM LSD

Legal

Neighborhood: 00210000	Legal Acres: 19.32
Legal Description: SE CORNER NE1/4	Land Use: (100) A - AGRICULTURAL VACANT LAND
Map Number: 0-0-0-0	Property Class: AGRICULTURAL
	Range Township Section: 21-10-14

Valuation (Tax Year 2017 Payable 2018)

	Appraised	Assessed (35%)
Land Value:	\$108,130.00	\$37,850.00
Building Value:	\$0.00	\$0.00
Total Value:	\$108,130.00	\$37,850.00
CAUV Value:	\$39,640.00	
Taxable Value:	\$13,870.00	

Tax Credits

2.5% Homesite Rollback: NO
Homestead Reduction: NO

Notes

Notes:

GIS parcel shapefile last updated 1/11/2018 10:13:18 AM.

Pickaway County, Ohio - Property Record Card

Parcel: J2400020017200 Card: 1

Owner STEW FARM LTD
 Address 0 MORRIS SALEM RD
 Land Use (100) A - AGRICULTURAL VACANT LAND
 Class AGRICULTURAL
 Legal Description SE CORNER NE1/4

MAP

SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
2	0	0	18	N/A	\$108,000.
5	0	0	1.32	N/A	\$130.00

VALUATION

	Appraised	Assessed
Land Value	\$90,070.00	\$31,520.00
Building Value	\$0.00	\$0.00
Total Value	\$90,070.00	\$31,520.00
CAUV Value	\$53,550.00	
Taxable Value	\$18,740.00	

PERMITS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
2/2/2009	STEW FARM LTD		\$0.00	4 RELATED
5/1/2008	STRUCKMAN MICHAEL E	NEFF JOHN H TRUSTEE	\$1,570,000.	1 MULTI-PARCEL
10/11/2001	NEFF JOHN H TRUSTEE	NEFF JOHN H	\$0.00	4 RELATED
12/19/1996	NEFF JOHN H	SABRE FARNS INC	\$379,200.00	1 MULTI-PARCEL
1/9/1992	SABRE FARNS INC	HOLDERMAN LEWIS J	\$92,000.00	1 MULTI-PARCEL
1/1/1992			\$92,000.00	1 MULTI-PARCEL

Data For Parcel J2400020017300

Base Data

Parcel: J2400020017300
Owner: STEW FARM LTD
Address: 0 MORRIS SALEM RD



[+] Map this property.

Mailing Address

Mailing Name: STEW FARM LTD
Address: 8960 ST RT 762
City State Zip: ORIENT OH 43146

Geographic

City: UNINCORPORATED
Township: PICKAWAY TOWNSHIP
School District: LOGAN ELM LSD

Legal

Neighborhood: 00210000
Legal Description: S END W1/2 NW1/4
Map Number: 0-0-0-0

Legal Acres: 30.8
Land Use: (100) A - AGRICULTURAL VACANT LAND
Property Class: AGRICULTURAL
Range Township Section: 21-10-13

Valuation (Tax Year 2017 Payable 2018)

	Appraised	Assessed (35%)
Land Value:	\$184,800.00	\$64,680.00
Building Value:	\$0.00	\$0.00
Total Value:	\$184,800.00	\$64,680.00
CAUV Value:		\$64,980.00
Taxable Value:		\$22,740.00

Tax Credits

2.5% Homesite Rollback: NO
Homestead Reduction: NO

Notes

Notes:

GIS parcel shapefile last updated 1/11/2018 10:13:18 AM.

Pickaway County, Ohio - Property Record Card

Parcel: J2400020017300 Card: 1

Owner STEW FARM LTD
 Address 0 MORRIS SALEM RD
 Land Use (100) A - AGRICULTURAL VACANT LAND
 Class AGRICULTURAL
 Legal Description S END W1/2 NW1/4

MAP

SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
2	0	0	30.8	N/A	\$184,800.

VALUATION

	Appraised	Assessed
Land Value	\$154,000.00	\$53,900.00
Building Value	\$0.00	\$0.00
Total Value	\$154,000.00	\$53,900.00
CAUV Value	\$89,190.00	
Taxable Value	\$31,220.00	

PERMITS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
2/2/2009	STEW FARM LTD		\$0.00	4 RELATED
5/1/2008	STRUCKMAN MICHAEL E	NEFF JOHN H TRUSTEE	\$1,570,000.	1 MULTI-PARCEL
10/11/2001	NEFF JOHN H TRUSTEE	NEFF JOHN H	\$0.00	4 RELATED
12/19/1996	NEFF JOHN H	SABRE FARMS INC	\$379,200.00	1 MULTI-PARCEL
1/9/1992	SABRE FARMS INC	HOLDERMAN LEWIS J	\$92,000.00	1 MULTI-PARCEL
1/1/1992			\$92,000.00	1 MULTI-PARCEL

Data For Parcel J2400020017001

Base Data

Parcel: J2400020017001
Owner: STEW FARM LTD
Address: 0 MORRIS SALEM RD



[+] Map this property.

Mailing Address

Mailing Name: STEW FARM LTD
Address: 8960 ST RT 762
City State Zip: ORIENT OH 43146

Geographic

City: UNINCORPORATED
Township: PICKAWAY TOWNSHIP
School District: LOGAN ELM LSD

Legal

Neighborhood: 00210000	Legal Acres: 40.38
Legal Description: NW 1/4 & S PT SE 1/4	Land Use: (100) A - AGRICULTURAL VACANT LAND
Map Number: 0-0-0-0	Property Class: AGRICULTURAL
	Range Township Section: 21-10-14

Valuation (Tax Year 2017 Payable 2018)

	Appraised	Assessed (35%)
Land Value:	\$236,700.00	\$82,850.00
Building Value:	\$0.00	\$0.00
Total Value:	\$236,700.00	\$82,850.00
CAUV Value:	\$48,920.00	
Taxable Value:	\$17,120.00	

Tax Credits

2.5% Homesite Rollback: NO
Homestead Reduction: NO

Notes

Notes:

GIS parcel shapefile last updated 1/11/2018 10:13:18 AM.

Pickaway County, Ohio - Property Record Card
Parcel: J2400020017001 Card: 1

Owner STEW FARM LTD
Address 0 MORRIS SALEM RD
Land Use (100) A - AGRICULTURAL VACANT LAND
Class AGRICULTURAL
Legal Description NW 1/4 & S PT SE 1/4

MAP

SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
2	0	0	39.45	N/A	\$236,700.
9	0	0	0.93	N/A	\$0.00

VALUATION

	Appraised	Assessed
Land Value	\$197,250.00	\$69,040.00
Building Value	\$0.00	\$0.00
Total Value	\$197,250.00	\$69,040.00
CAUV Value	\$77,320.00	
Taxable Value	\$27,060.00	

PERMITS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
2/2/2009	STEW FARM LTD		\$0.00	4 RELATED
5/1/2008	STRUCKMAN MICHAEL E	NEFF JOHN H TRUSTEE	\$1,570,000.	1 MULTI-PARCEL
10/11/2001	NEFF JOHN H TRUSTEE	NEFF JOHN H	\$0.00	0 VALID
12/19/1996	NEFF JOHN H	SABRE FARMS INC	\$379,200.00	1 MULTI-PARCEL
1/9/1992	SABRE FARMS INC	HOLDERMAN LEWIS J LE ETAL	\$92,000.00	1 MULTI-PARCEL
1/1/1992			\$92,000.00	1 MULTI-PARCEL

Data For Parcel J2400020017007

Base Data

Parcel: J2400020017007
Owner: STEW FARM LTD
Address: 0 MORRIS SALEM RD



[+] Map this property.

Mailing Address

Mailing Name: STEW FARM LTD
Address: 8960 ST RT 762
City State Zip: ORIENT OH 43146

Geographic

City: UNINCORPORATED
Township: PICKAWAY TOWNSHIP
School District: LOGAN ELM LSD

Legal

Neighborhood: 00210000
Legal Description: NW 1/4 & S PT SE 1/4
Map Number: 0-0-0-0

Legal Acres: 88.341
Land Use: (100) A - AGRICULTURAL VACANT LAND
Property Class: AGRICULTURAL
Range Township Section: 21-10-14

Valuation (Tax Year 2017 Payable 2018)

	Appraised	Assessed (35%)
Land Value:	\$530,050.00	\$185,520.00
Building Value:	\$0.00	\$0.00
Total Value:	\$530,050.00	\$185,520.00
CAUV Value:		\$200,980.00
Taxable Value:		\$70,340.00

Tax Credits

2.5% Homesite Rollback: NO
Homestead Reduction: NO

Notes

Notes:

GIS parcel shapefile last updated 1/11/2018 10:13:18 AM.



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