

Farm Land **==** 85.16[±] ACRES IN 3 TRACTS

AUCTION

UNION TWP, AUGLAIZE CO • 8 MILES EAST OF WAPAKONETA, OH

Auction Location:
Auglaize CO Fairgrounds (Junior Fair Building).
1001 Fairview Drive, Wapakoneta, OH 45895

- 80[±] FSA Cropland Acres
- 2019 Crop Rights to Buyer
- Rolling Productive Farmland
- Located in Top Agricultural area
- Improved Drainage with 0.97[±] Acres of CRP Waterways
- Abundant Road Frontage
- OHIO "Century Farm" Designation

Wednesday, September 5th • 6pm

INFORMATION BOOK



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.

SELLER: : Virginia Secrest and Glenn F. Culp



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

AUCTION MANAGER: ANDY WALTHER • 765-969-0401

BOOKLET INDEX

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- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION & TRACT MAPS**
- **TRACT DESCRIPTIONS**
- **SURETY, TILLABLE, & TOPOGRAPHIC SOIL MAPS**
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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, SEPTEMBER 5, 2018

85.16 ACRES – AUGLAIZE 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 Wednesday, August 29, 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
85± Acres • Auglaize County, Ohio
Wednesday, September 5, 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 Wednesday, September 5, 2018 at 6:00 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, Wednesday, August 29, 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.

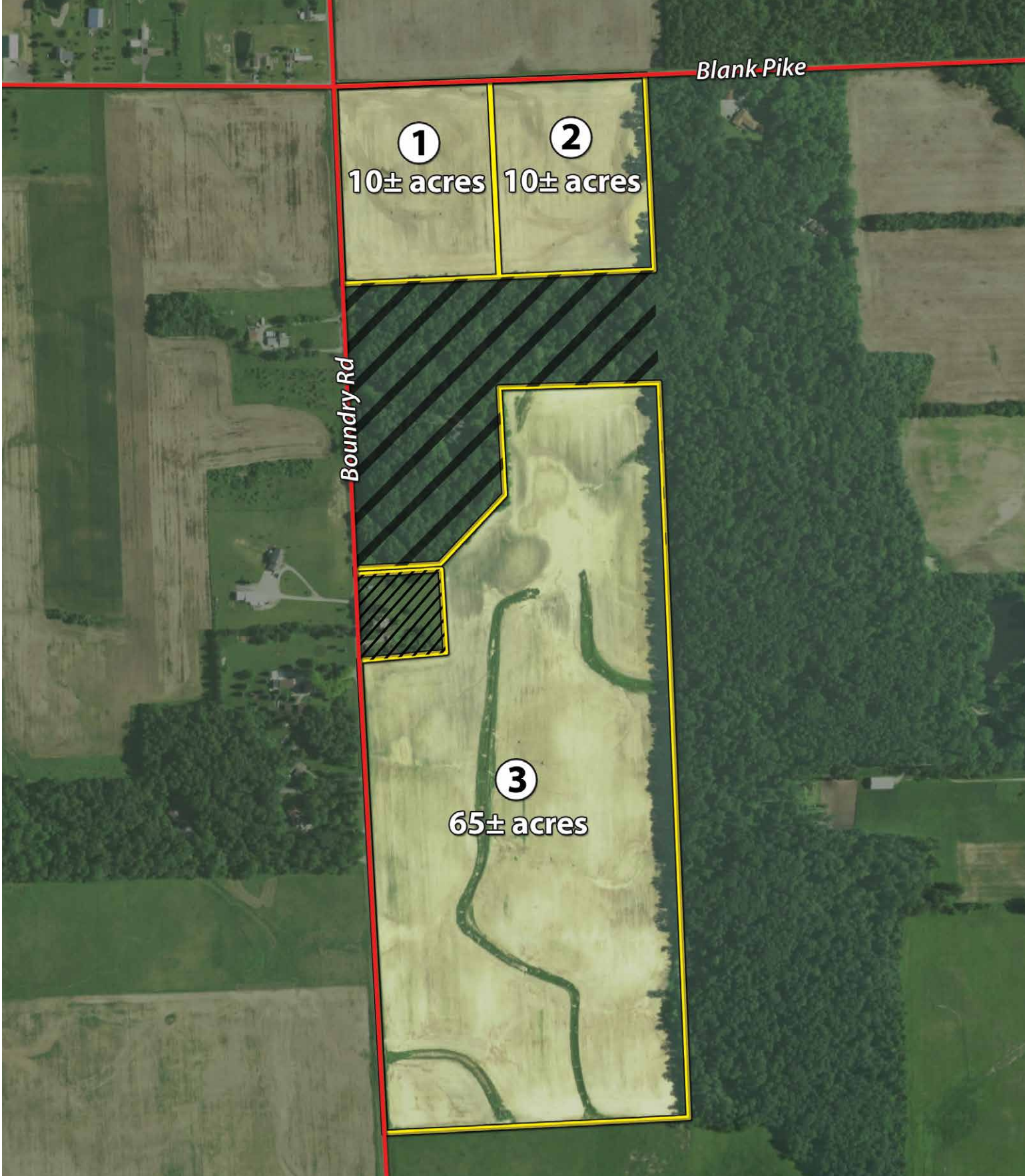
LOCATION & TRACT MAPS

LOCATION MAP



AERIAL MAPS

TRACTS 1-3



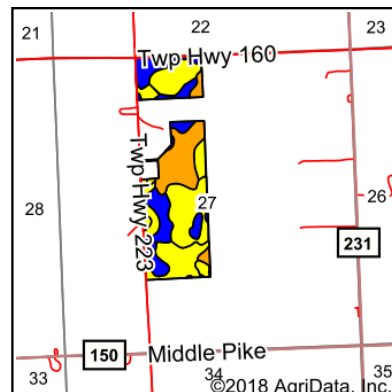
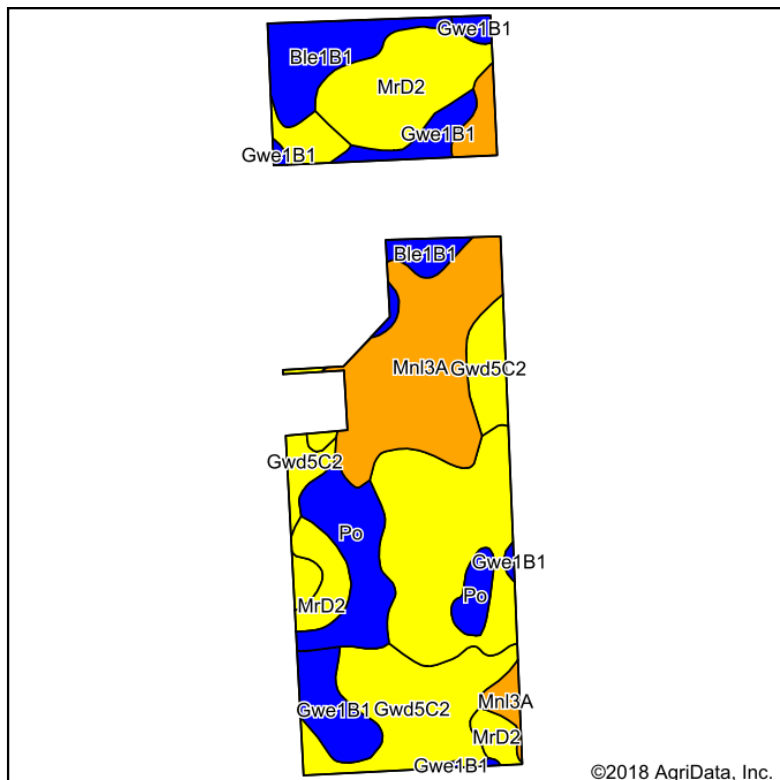


**SURETY, TILLABLE,
AND TOPOGRAPHIC
SOIL MAPS**

SURETY SOIL MAP

TRACTS 1-3

Soils Map



State: **Ohio**
 County: **Auglaize**
 Location: **27-5S-7E**
 Township: **Union**
 Acres: **85.13**
 Date: **4/30/2018**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © Agridata, Inc. 2018 www.AgridataInc.com



Soils data provided by USDA and NRCS.

©2018 AqriData, Inc.

Area Symbol: OH011, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Bromegrass alfalfa hay	Canarygrass hay	Corn	Corn silage	Grass legume hay	Grass legume pasture	Oats	Soybeans	Winter wheat	*eFOTG PI
MrD2	Morley clay loam, 12 to 18 percent slopes, eroded	28.34	33.3%		IVe				97		3.5	7.8		34	43	57
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	17.35	20.4%		IVe				117		3.9	7.8		29	53	61
Mnl3A	Minster silty clay loam, till substratum, 0 to 1 percent slopes	16.34	19.2%		IIIw				159		5.2	10.5		47	62	75
Po	Pewamo silt loam, overwash	7.91	9.3%		IIw	6		5	125	20	4.2		80	42	50	87
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	7.04	8.3%		IIe				136		4.5	8.9		43	61	75
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	6.60	7.8%		IIe				132		4.4	1.4		46	60	70
Ca	Carlisle silty clay loam	1.55	1.8%		IIIw				3	110	16	3		37		66
Weighted Average						0.6	0.5	0.1	121.8	2.1	4.1	7	7.4	37.9	51.4	66.7

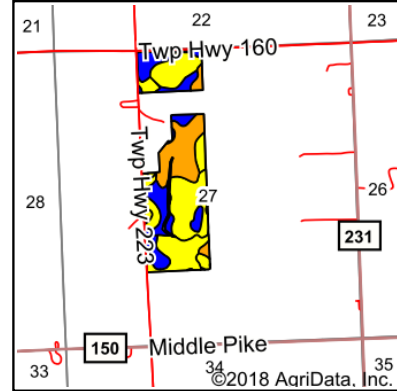
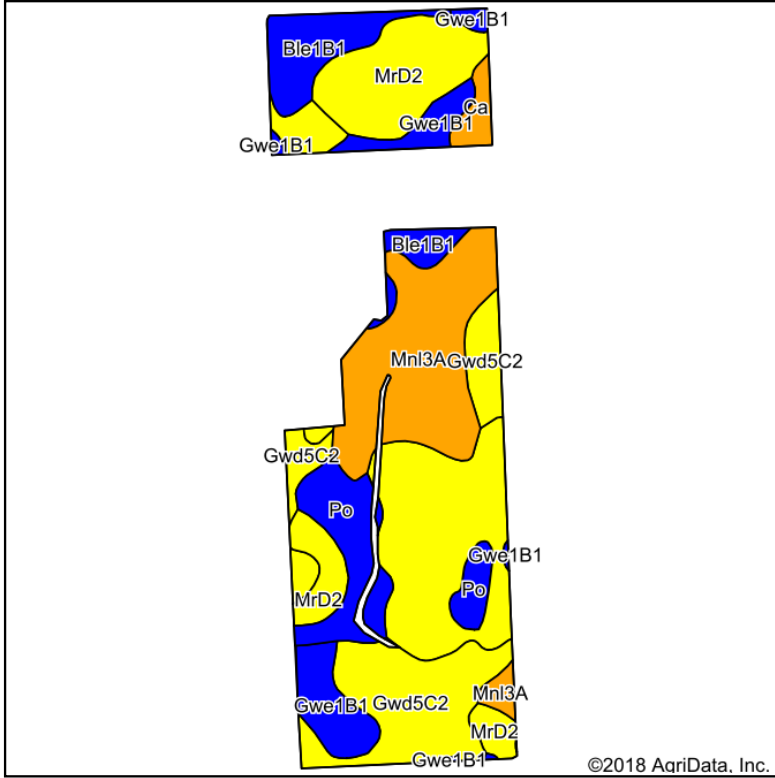
*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

TILLABLE SOIL MAP

TRACTS 1-3

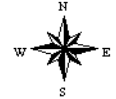
Soils Map



State: **Ohio**
 County: **Auglaize**
 Location: **27-5S-7E**
 Township: **Union**
 Acres: **80.76**
 Date: **4/30/2018**



Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
 © Agridata, Inc. 2018 www.AgridataInc.com



Soils data provided by USDA and NRCS.

©2018 Agridata, Inc.

Area Symbol: OH011, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Bromegrass alfalfa hay	Canarygrass hay	Corn	Corn silage	Grass legume hay	Grass legume pasture	Oats	Soybeans	Winter wheat	*eFOTG PI
MrD2	Morley clay loam, 12 to 18 percent slopes, eroded	27.41	33.9%		IVe				97		3.5	7.8		34	43	57
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	16.40	20.3%		IVe				117		3.9	7.8		29	53	61
Mnl3A	Minster silty clay loam, till substratum, 0 to 1 percent slopes	15.68	19.4%		IIIw				159		5.2	10.5		47	62	75
Po	Pewamo silt loam, overwash	7.29	9.0%		IIw	6		5	125	20	4.2		80	42	50	87
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	6.37	7.9%		IIe				136		4.5	8.9		43	61	75
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	6.24	7.7%		IIe				132		4.4	1.4		46	60	70
Ca	Carlisle silty clay loam	1.37	1.7%		IIIw				3	110	16	3		37		66
Weighted Average						0.5	0.5	0.1	121.6	2.1	4.1	7.1	7.2	37.9	51.4	66.6

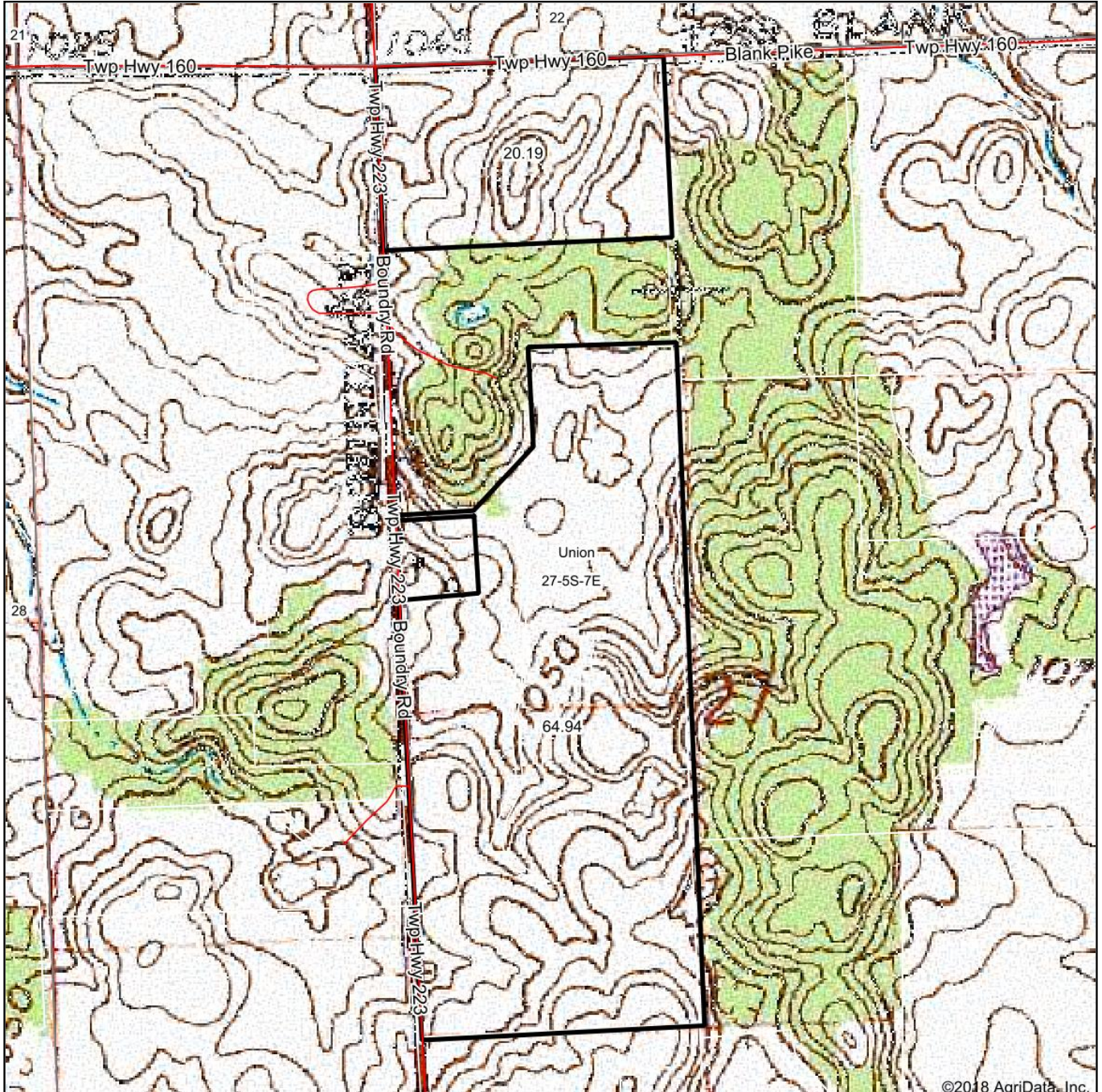
*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

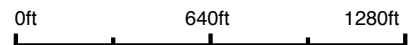
TOPOGRAPHIC SOIL MAP

TRACT 1-3

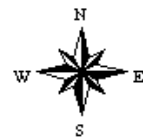
Topography Map



map center: 40° 34' 49.73, -84° 2' 36.99



27-5S-7E
Auglaize County
Ohio



4/30/2018

FARM HISTORY (OHIO CENTENNIAL FARM)

FARM HISTORY (OHIO CENTURY FARM)

As written by Virginia Secrest

The Shepline's Maple Grove Farm History

Original owners Frank and Floe Buchanan Shepline were from farm families located in the vicinity of Wapakoneta and attended the same country school. They married in 1910 and set up housekeeping on rented land. In 1915, they purchased their own farmland in separate parcels to total 107 acres on Boundry Road in eastern Auglaize County. They became highly respected in the community as honest, hard-working and dedicated to being good stewards of the land. Theirs was general farming with both livestock and crops. Wheat, corn and hay were grown for animal feed and for sale: soybeans came later. Livestock included dairy cows, beef cattle, hogs, sheep, chickens, and Frank's prized horses. He always had a reliable team of draft horses, trained to respond to his spoken command, no matter what the task entailed. And a collie dog, first Shep, then Pal, usually trailed along behind them through the fields. In the 1940's, Frank reluctantly graduated from horse-drawn farm equipment to tractor and modern harvesters.

Farm life was relatively self-sufficient. Resourcefulness and good management carried this family through those Great Depression years, and it became a way of life. Everything was used to its fullest, nothing wasted! The Shepline's butchered, smoked, and canned their own meats. Hams, bacon, and sausages hung in the smokehouse and were on the menu almost every day. A large garden and orchard provided an ample supply of vegetables and fruits for canning and preserving. Each fall, many gallons of apple butter were made in a copper kettle over an open fire, ready to be sold to eager customers.

Harvest time was an especially busy time when 10 to 15 hired hands and neighboring farmers brought their teams and wagons to help with silo filling and threshing. It was hot and dusty and tiring labor. But they were rewarded at Floe's bountiful dinner table spread with home-cooked foods and baked goods. (On exceptionally hot days, Frank might have even supplied a cold beer, if Floe didn't object). What had required days of preparation, it took only an hour or so for it to be consumed. And all that was before electricity! Life on the farm changed dramatically in the early 1940's when power was finally extended to rural areas. No more wood stoves, no more kerosene lanterns or lamps, no more clothes washing/wringing by hand, and no need for outhouses!!

Spring was another special time. This was Maple Grove Farm and in its 20+ acre woods was a sugar shack. Maple trees were tapped, sap collected, and boiled in a wood-fired evaporator to a delicious reddish-amber syrup. Of the 50 to 70 gallons produced each spring, most was sold to train operators from the B&O Railroad station in Wapakoneta. In the woodland was also a vernal pool near where Frank usually found spring morels.

Farming was a labor of love for the Shepline's. High moral values shaped their lives. Their

FARM HISTORY (OHIO CENTURY FARM)

devotion to each other and to their two daughters led to a fulfilling life and lasting legacy. After their deaths, the homestead with buildings and the woodland were sold. The remaining 85 acres have been farmed continuously since the original purchase and by the same farmer/producer since 1985.

OTHER INTERESTING FACTS;

A unique feature of this farm of rolling land is its elevation (1100 feet) and its watershed, a part of the St. Lawrence continental divide. The greater portion drains north to the Lake Erie Basin, while a lesser amount of water flows south to the Ohio River Basin and eventually to the Gulf of Mexico.

There has always been a local legend about this being Indian territory, and throughout early 1900's Mr. Shepline unearthed many arrowheads as he plowed his fields. History records state that in 1817-1818, by the Treaties at the Maumee Rapids, Boundry Road became the eastern boundary line between Shawnee Indians and white settlers. This became known as the Wapaghonetta (Wapakoneta) Shawnee Reservation covering an area 10 miles by 12 miles. The treaty was dissolved in 1832 and the Shawnee Indians were moved to Kansas.



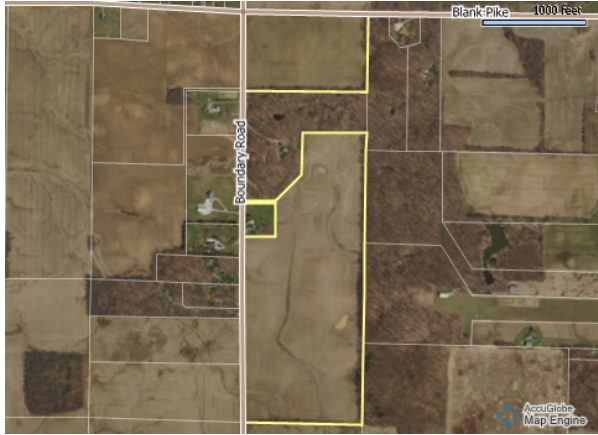
**PROPERTY RECORD
CARD**

PROPERTY RECORD CARD

Auglaize County, Ohio - Property Record Card Parcel: L3427100800 Card: 1

Owner SECRET VIRGINIA & GLENN F CULP
Address 0 BOUNDRY
Land Use (100) A - AGRICULTURAL
Class AG
Legal Description EPT NW & N 1/2 EPT SW EX PT

MAP



SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
2	0	0	72.41	N/A	\$352,560.
3	0	0	11.702	N/A	\$16,590.0
9	0	0	1.048	N/A	\$0.00

VALUATION

	Appraised	Assessed
Land Value	\$369,150.00	\$129,200.00
Building Value	\$0.00	\$0.00
Total Value	\$369,150.00	\$129,200.00
CAUV Value		\$113,910.00
Taxable Value		\$39,870.00
Annual Tax		\$1,681.82

PERMITS

IMPROVEMENTS

SALES

**FSA, MAPS &
CRP CONTRACT**

FSA INFORMATION

OHIO
ALLEN
Form: FSA-156EZ



FARM : 7134
Prepared : Jul 3, 2018
Crop Year : 2018

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : CRAIG M SHAW
Farms Associated with Operator : 39-003-1375, 39-003-1461, 39-003-6982, 39-003-7134, 39-003-7144, 39-011-7409, 39-003-8639, 39-003-8828, 39-003-9024
CRP Contract Number(s) : 11201A
Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
82.05	82.05	82.05	0.00	0.00	0.97	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	81.08	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	14.78	0.72	0	53	
Corn	40.00	0.00	0	103	
Soybeans	26.30	0.00	0	31	
TOTAL	81.08	0.72			

NOTES

Tract Number : 12758
Description : Auglaize
FSA Physical Location : OHIO/AUGLAIZE
ANSI Physical Location : OHIO/AUGLAIZE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : GLENN F CULP, VIRGINIA SECREST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
19.16	19.16	19.16	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	19.16	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	3.56	0.00	0	53

FSA INFORMATION MAP

TRACT 1 & 2



Allen 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=COM
 Wheat=SRW

Tract Cropland Total: 19.16 acres

Allen County
 Farm Service Agency
 1601 E 4th St - Suite A
 Lima, OH 45804
 419-223-0010 (p)
 855-839-5687 (f)

2018 Program Year

Map Created March 07, 2018

Farm 7134
Tract 12758

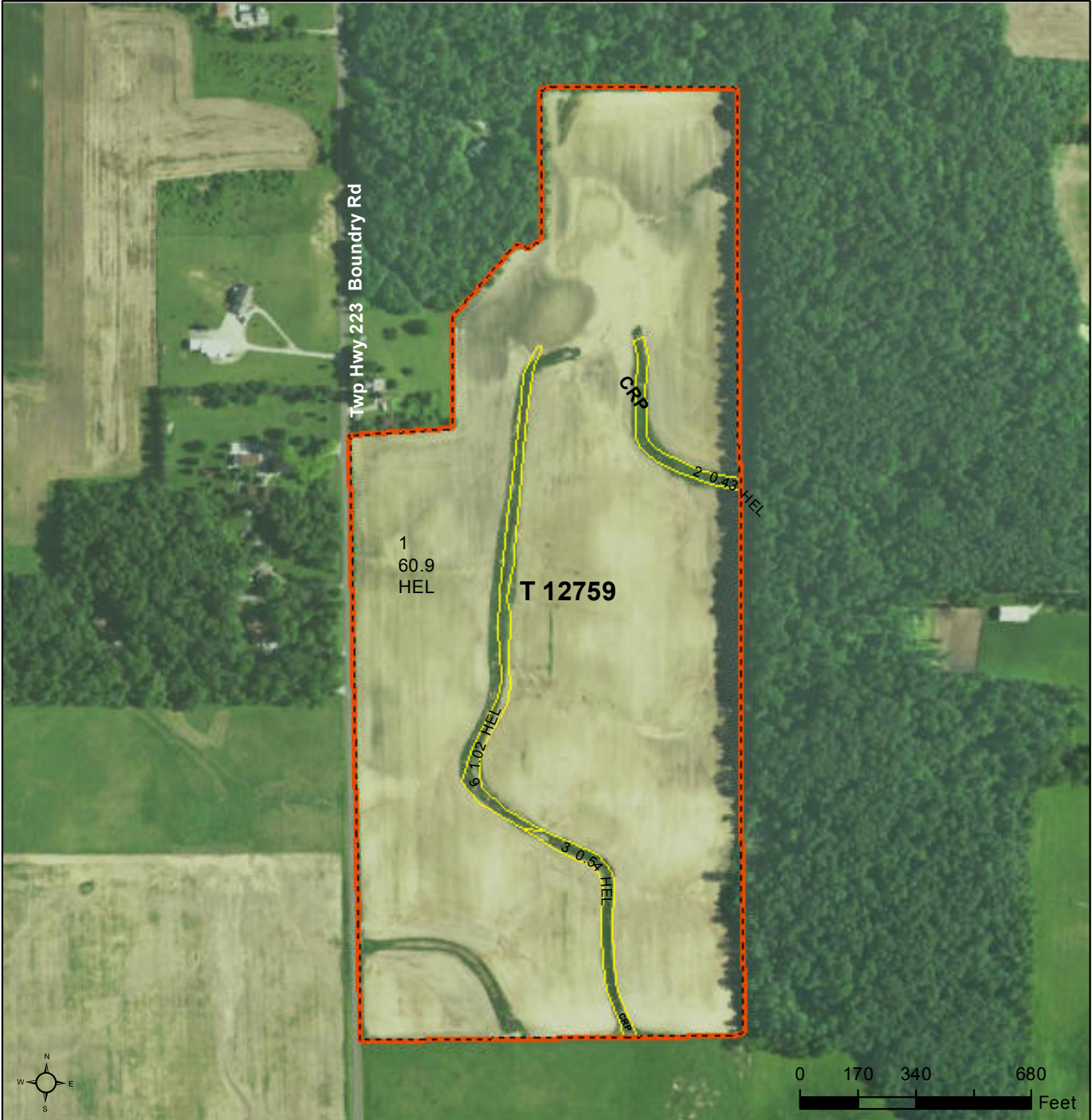
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

FSA INFORMATION MAP

TRACT 3



Allen County, Ohio



Common Land Unit Tract Boundary

- Cropland
- CRP

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: 62.89 acres

Allen County
 Farm Service Agency
 1601 E 4th St - Suite A
 Lima, OH 45804
 419-223-0010 (p)
 855-839-5687 (f)

2018 Program Year

Map Created March 07, 2018

Farm 7134
Tract 12759

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).

CRP CONTRACT

This form is available electronically.

Page 1 of 1

CRP-1 (10-22-15)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO CODE & ADMIN. LOCATION 39 003	2. SIGN-UP NUMBER 48
		CONSERVATION RESERVE PROGRAM CONTRACT	3. CONTRACT NUMBER 11201A
7A. COUNTY OFFICE ADDRESS (Include Zip Code) ALLEN COUNTY FARM SERVICE AGENCY 1601 E FOURTH ST SUITE A LIMA, OH 45804-2711		5. FARM NUMBER 7134	6. TRACT NUMBER(S) 12759
7B. TELEPHONE NUMBER (Include Area Code): (419) 223-0010		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2026

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

10A. Rental Rate Per Acre	\$ 185.77	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 180	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	12759	2	CP8A	0.43	\$ 43
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		12759	3	CP8A	0.54	\$ 0

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): GLENN F CULP 2760 TROY SIDNEY RD TROY, OH 45373-9797	(2) SHARE 50.00%	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): VIRGINIA SECREST DBA E & V FARMS 4777 N HIGH ST COLUMBUS, OH 43214-1505	(2) SHARE 50.00%	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE		B. DATE (MM-DD-YYYY)

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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).

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.

Original – County Office Copy
 Owner's Copy
 Operator's Copy



TITLE INFORMATION

TITLE INFORMATION

NOBLE, MONTAGUE & MOUL, LLC
ATTORNEYS AT LAW

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Zach G. Ferrall zferrall@nmmlawyers.com

Edward S. Noble (1918-2015)
Eldon E. Montague, Retired
John F. Moul, Inactive

July 13, 2018

STATEMENT FOR LEGAL SERVICES

Attn: Andy Walther
Schrader Real Estate & Auction Co.
300 N. Morton Avenue
Centerville, IN 47330

Re: Secrest/Culp

Preliminary title search and final title report on property located at Section 27,
Union Township, Auglaize County, Ohio (85.16 Ac - 0 Boundry Road)

Search	\$500.00
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Total Due	\$500.00
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Thank you for allowing us to have been of service to you in this matter.



TITLE INFORMATION

PRELIMINARY TITLE REPORT

As of: July 10, 2018

Re: Secrest, Virginia M. &
Culp, Glenn F.

To: Schrader Real Estate

Attn: Andrew 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 Boudry 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: **Virginia M. Secrest and Glenn F. Culp.**

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

No Mortgages.

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. L34-271-008-00	Lands	\$ 39,870.00
	Bldgs.	<u>0.00</u>
	Total	\$ 39,870.00

The County Treasurer's 2018 general tax duplicate shows taxes for the year 2017 in the amount of \$785.96 per half; Blackhoof Ditch Maintenance Assessment #12-403 in the amount of \$13.94 per year; Metz Ditch Maintenance Assessment #12-439 in the amount of \$4.28 per year and Huffman Run Ditch Maintenance Assessment #12-762 in the amount of \$45.84 per half are paid for the January and June installments. This parcel has not yet been split for tax purposes. Taxes on the underlying parcel are paid. 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 2018 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**.

NOBLE, MONTAGUE & MOUL, LLC

By: Zach G. Ferrali

TITLE INFORMATION

Arthur and Virginia M. Secrest
Glenn F. Culp

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

The North half of the East part of the Southwest Quarter of Section 27, Town 5 South, Range 7 East, bounded on the West by the County Road, continuing 35 and 3/10 acres, more or less.

The Northeast Quarter of the Northwest Quarter of Section 27, Town 5 South, Range 7 East, containing 36 acres, more or less.

The Southeast Fractional Quarter of the Northwest Quarter of Section 27, Town 5 South, Range 7 East, containing 36 acres, more or less.

The above three parcels of real estate constitute one tract, there being in all 107 acres, more or less.

SAVE AN EXCEPT therefrom the following described two parcels, to-wit:

PARCEL NO. 1:

The following described tract of land is part of the Southeast Quarter of the Northwest Quarter of Section 27, Union Township, Town 5 South, Range 7 East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing at an iron pin at the intersection of the South line of the North half of Section 27, Union Township, and the centerline of the former Boundry Road No. C-223;

Thence North along the center of the former Boundry Road No. C-223, 468.94 feet to a railroad spike, this being the Place of Beginning;

Thence continuing North along the center of the former Boundry Road, No. C-223, 320.00 feet to a railroad spike;

Thence East (passing through a railroad tie post set at 19.04 feet) 320.00 feet to an iron pipe;

Thence South 320.00 feet to an iron pipe;

Thence West (passing through an iron pipe set at 295.00 feet) 320.00 feet to the railroad spike in the center of the former Boundry Road No. C-223, which was the Place of Beginning.

The above described tract of land contains 2.35 acres, more or less, subject to 0.18 acres dedicated to the public for highway purposes, and to all legal easements of record.

PARCEL NO. 2:

The following described tract of ground is part of the Northwest Fractional Quarter of Section 27, Union Township, Township Five South, Range Seven East, Auglaize County, Ohio and is more particularly described as follows:

Commencing at a monument box at the Northwest corner of the fractional East half of the Northwest Quarter of Section 27, Union Township, said box being at the intersection of the centerlines of Township Road #160 (Blank Pike) and Township Road 223 (Boundry Road);

Thence S 00° 00' W along the West line of the East fractional half of the Northwest Quarter of Section 27 and the centerline of T.R. #223 a distance of 757.06 feet to a spike and the PLACE OF BEGINNING;

Thence continuing S 00° 00' W along said centerline a distance of 1071.16 feet to a spike;

Thence N 90° 00' E a distance of 320.30 feet to an iron pin;

Thence N 43° 32' 15" E a distance of 359.93 feet to an iron pin;

Thence N 00° 56' 45" E a distance of 402.47 feet to an 8" railroad tie;

Thence N 89° 33' E a distance of 619.60 feet to an iron pin the North-South half section line of Section 27;

Thence N 00° 33' E along said half section line a distance of 392.98 feet to an iron pin;

Thence N 89° 31' 20" W a distance of 1198.27 feet to a spike in the centerline of Township Road #223 and the PLACE OF BEGINNING.

The above described tract of ground contains 18.970 Acres of which 0.74 Acres has been previously dedicated for highway right-of-way purposes. The above described parcel is subject to all easements of record. Previous deed reference: Volume 235, Page 474, Auglaize County Recorders Office. Survey filed in Plat Book F, Page 28, Auglaize County Engineers Office. Survey and description by Doug Reinhart, Reg. Surveyor #6507.

PHOTOS

PHOTOS



PHOTOS







SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

