

MAJOR

LAND AUCTION

UPDATED

Lima, Ohio • Allen County

- 2019 Farming Rights
- Immediate Possession After Auction
- Productive Tillable Land
- Home with Outbuildings
- Potential Development

719[±] ACRES

14 Tracts Offered Individually,
in Combination, and as a Whole

INFORMATION BOOKLET

TUESDAY, APRIL 23RD • 6:00PM

— AUCTION HELD AT —
HOWARD JOHNSON CONFERENCE CENTER IN LIMA, OHIO

Online bidding available! Visit the website for details!

800-451-2709 • www.SchraderAuction.com



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.

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SELLER: Receiver for Rivercrest Farm, Inc. and Kruger Properties, LLC



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

Rex D. Schrader II #2012000041 #BRK.2014002282

Schrader Real Estate and Auction Co., Inc. #63198513759 #REC.0000314452 #BBB.2010001376

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, APRIL 23, 2019
719 ACRES – ALLEN 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,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, April 16, 2019
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
719± Acres • Allen County, Ohio
Tuesday, April 23, 2019

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, April 23, 2019 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, Tuesday, April 16, 2019**. 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.

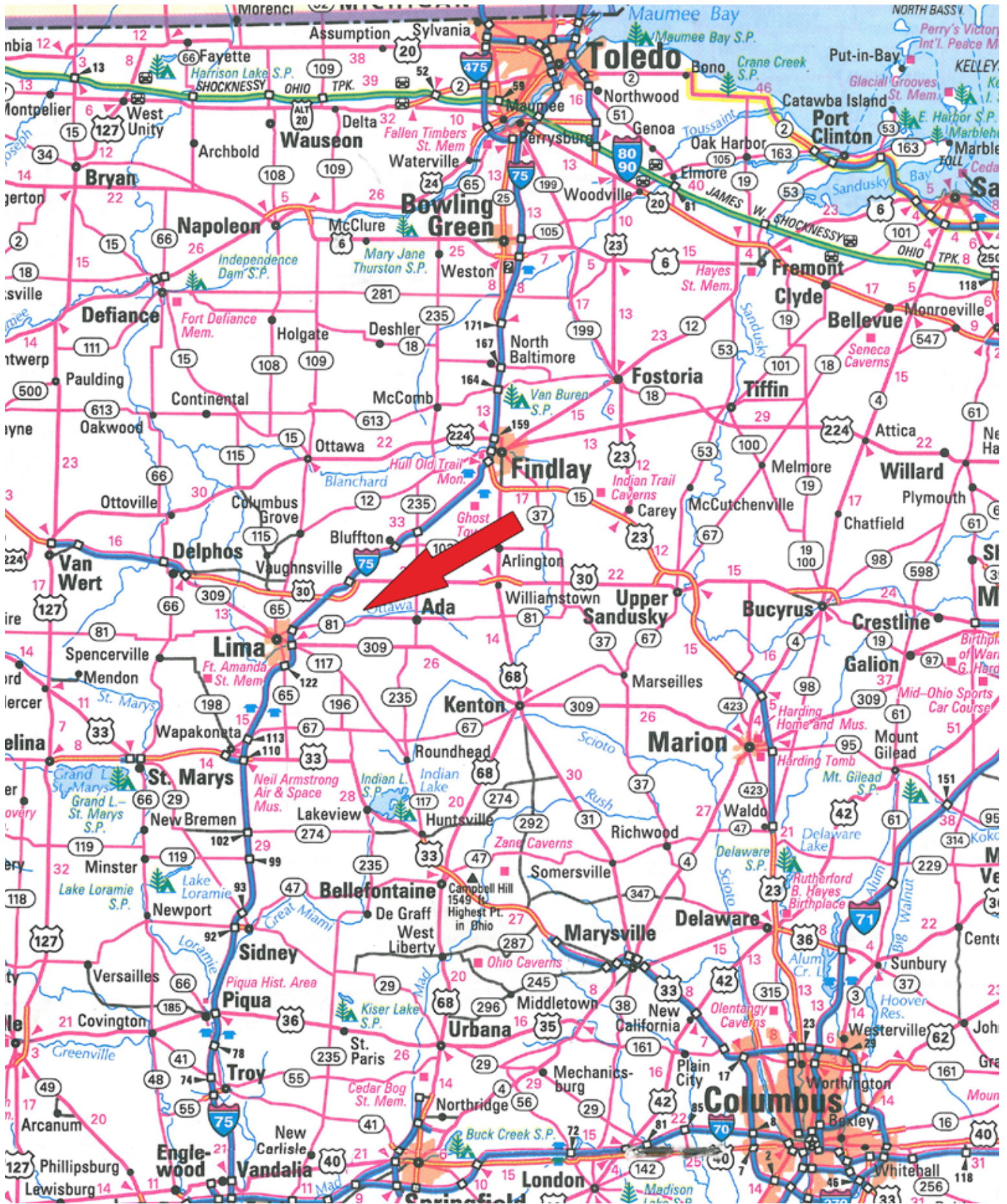
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

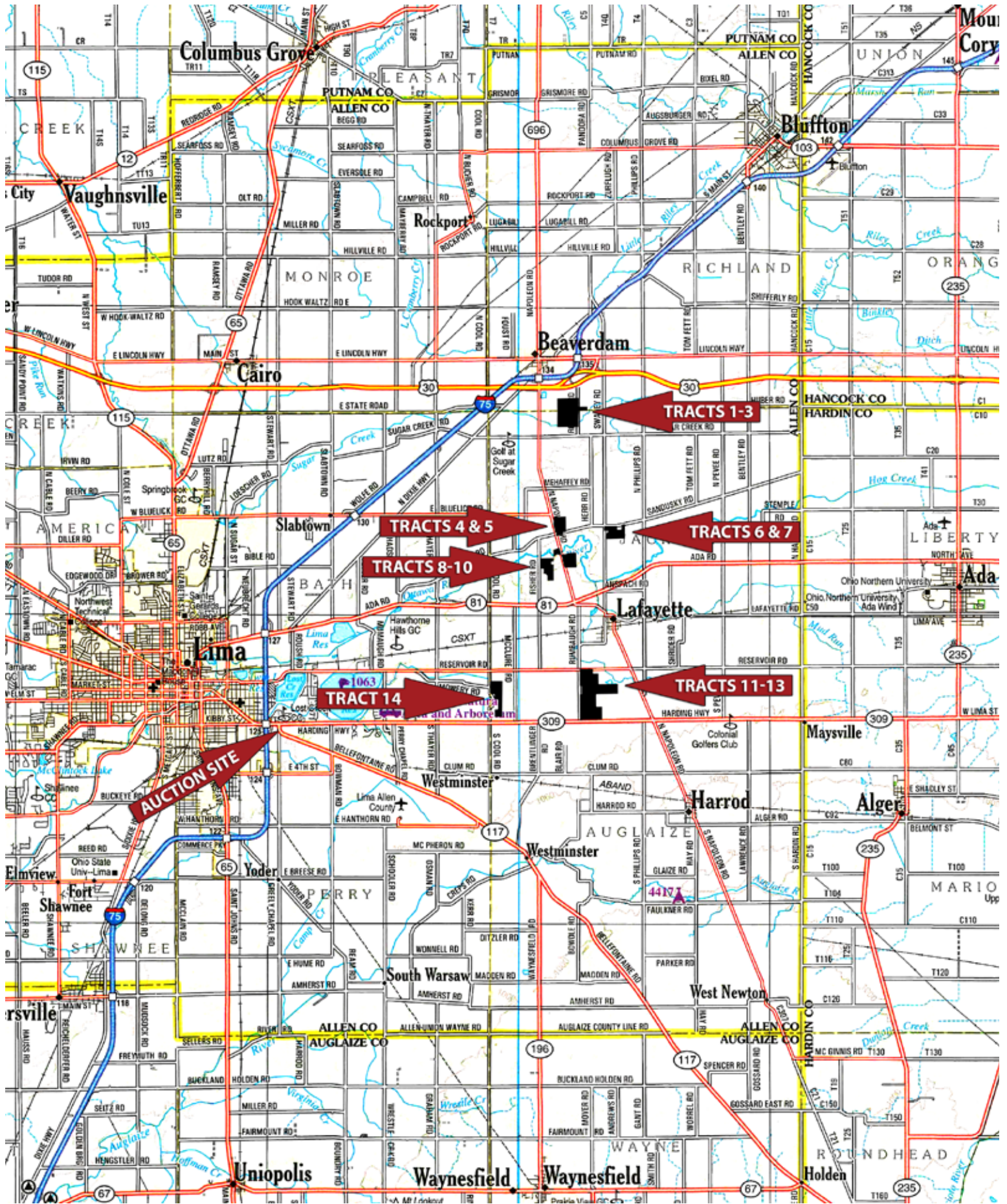
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

LOCATION & PROPERTY MAP

LOCATION & PROPERTY MAP



LOCATION & PROPERTY MAP

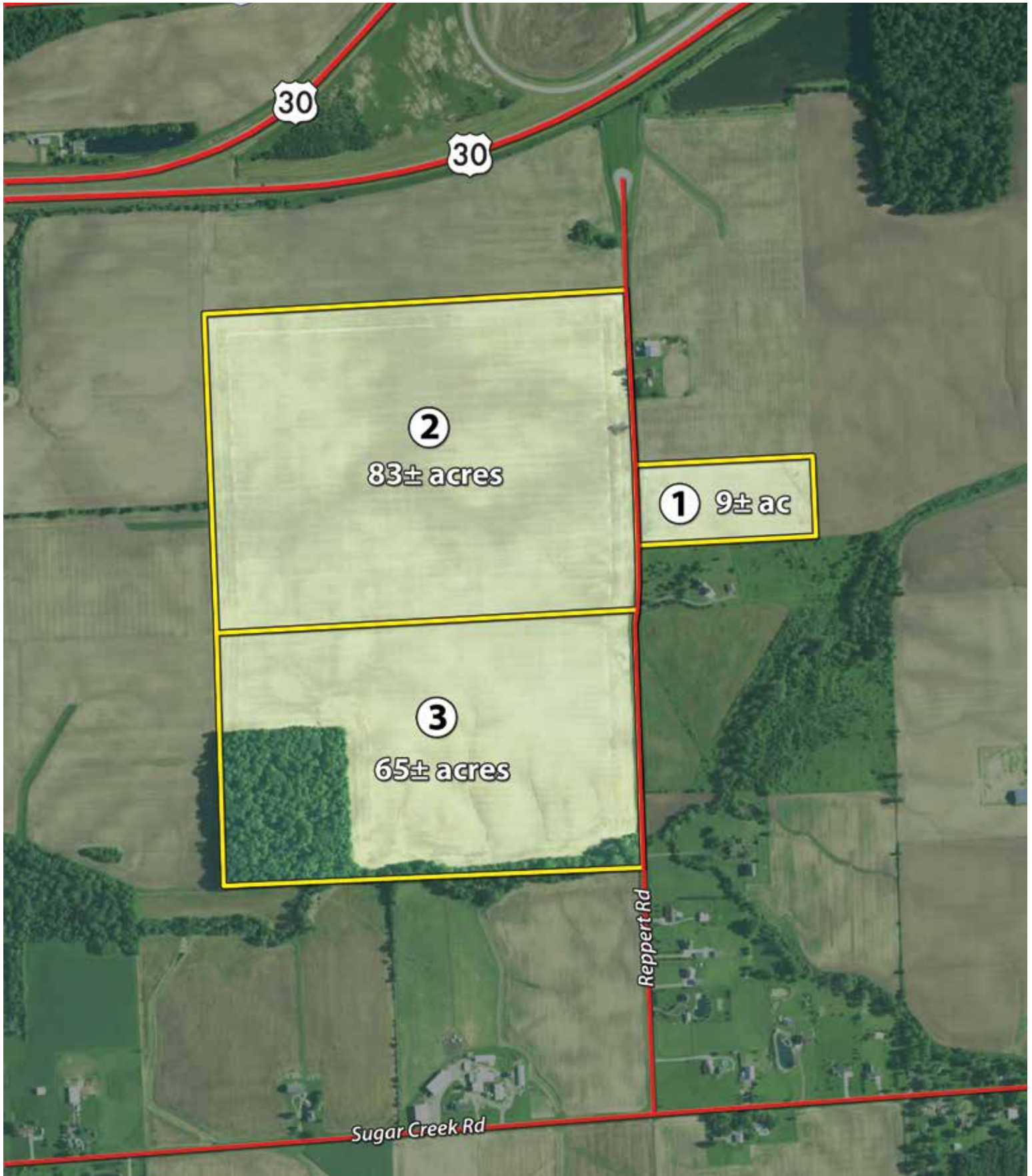




AERIAL & SOIL MAPS

AERIAL & SOIL MAPS

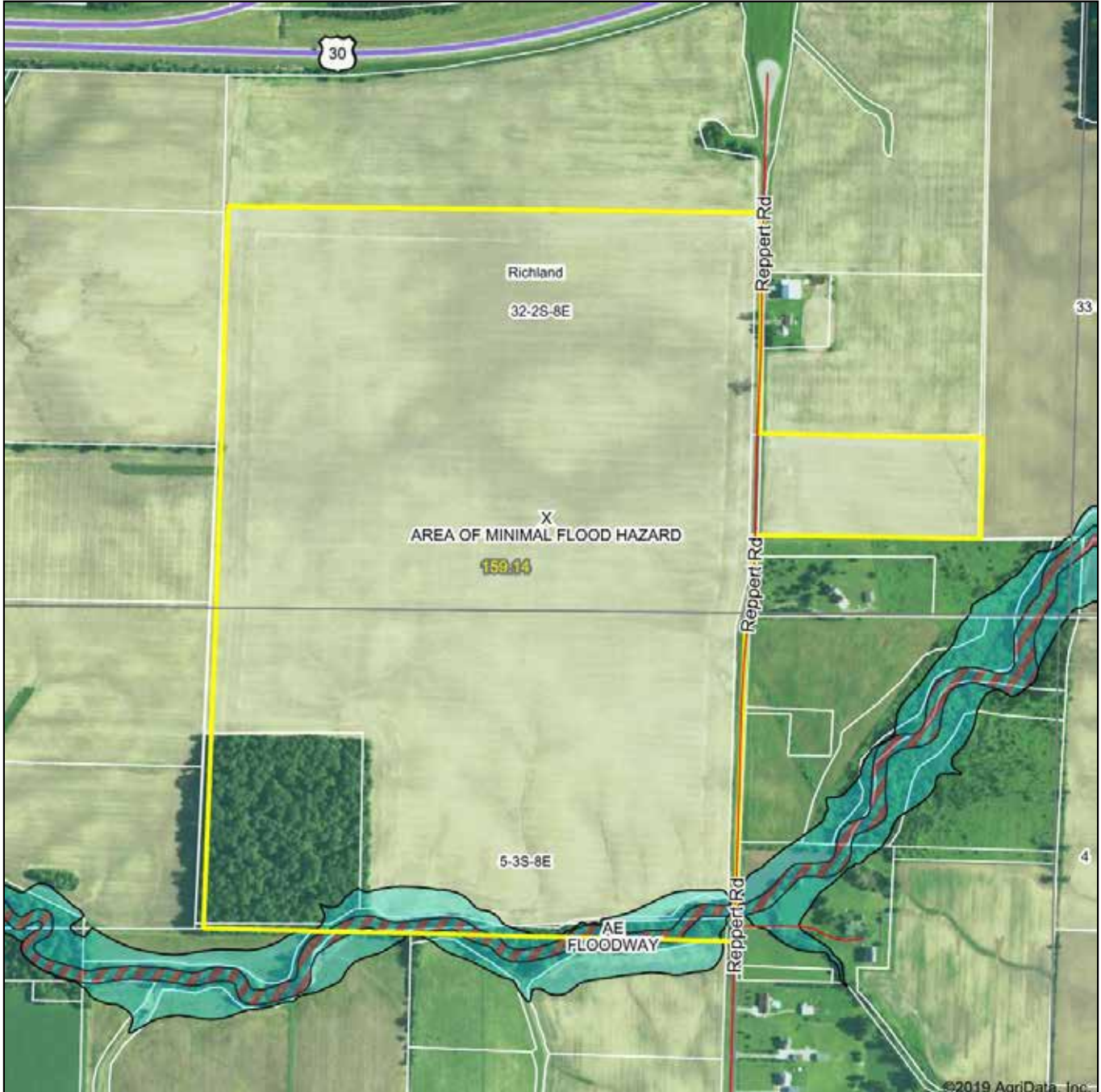
TRACTS 1-3



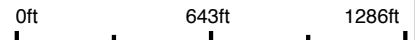
AERIAL & SOIL MAPS

TRACTS 1-3

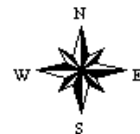
Aerial Map



map center: 40° 49' 9.75, -83° 57' 51.56



32-2S-8E
Allen County
Ohio

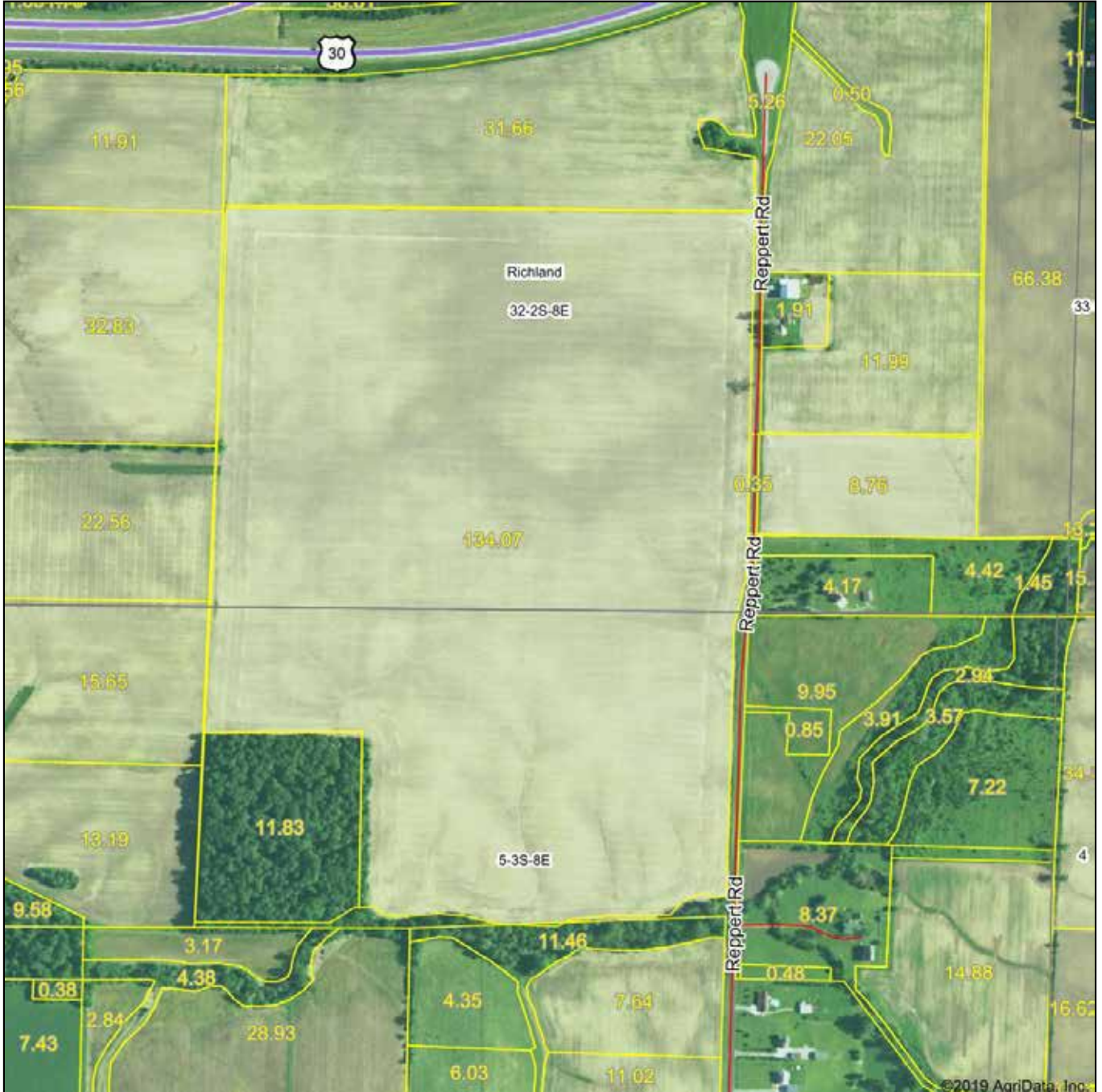


2/18/2019

AERIAL & SOIL MAPS

TRACTS 1-3

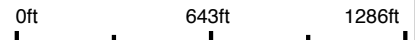
Aerial Map



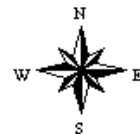
©2019 AgriData, Inc.



map center: 40° 49' 9.75, -83° 57' 51.56



32-2S-8E
Allen County
Ohio

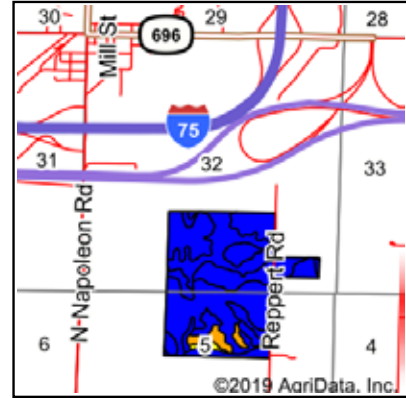
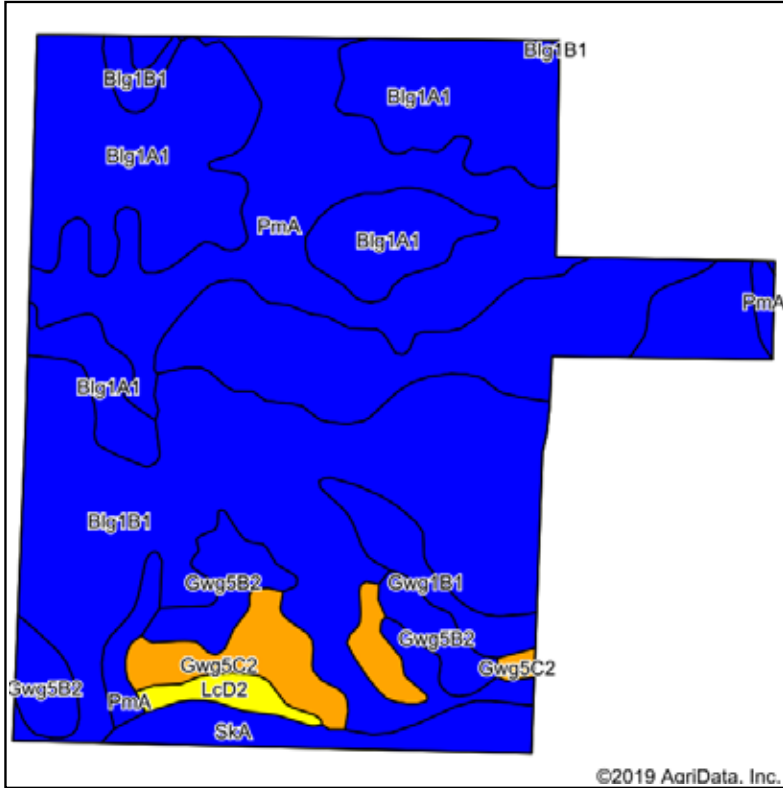


2/18/2019

AERIAL & SOIL MAPS

TRACTS 1-3

Soils Map



State: **Ohio**
 County: **Allen**
 Location: **32-2S-8E**
 Township: **Richland**
 Acres: **159.14**
 Date: **2/18/2019**



Soils data provided by USDA and NRCS.

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Area Symbol: OH003, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino	Corn	Grass legume hay	Grass legume pasture	Orchardgrass alfalfa hay	Soybeans	Winter wheat	*eFOTG PI
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	52.46	33.0%		llw		141	4.6	9.3		45	63	78
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	51.30	32.2%		lle		137	4.6	9		44	61	75
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	29.28	18.4%		llw		157	5	10.5		47	64	84
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	8.01	5.0%		lle		125	4.1	8.5		42	55	65
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	6.83	4.3%		llle		117	3.9	7.8		29	53	61
SkA	Shoals silt loam, till substratum, 0 to 1 percent slopes, occasionally flooded	5.74	3.6%		llw	4.8	142			4.1	44	62	76
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	3.75	2.4%		lle		132	4.4	1.4		46	60	70
LcD2	Lybrand silty clay loam, 12 to 20 percent slopes, eroded	1.77	1.1%		lve	3.7				3.3			57
Weighted Average						0.2	139.1	4.4	8.7	0.2	43.7	60.9	76.3

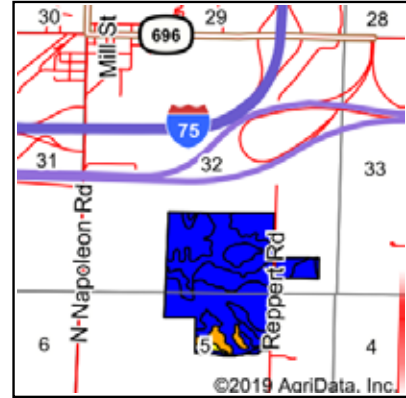
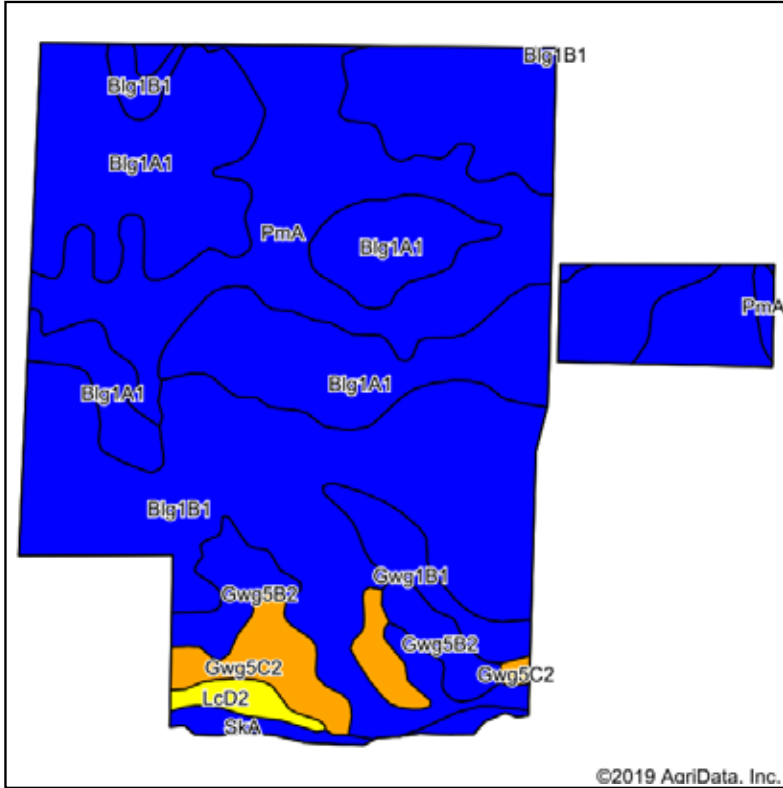
* eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

AERIAL & SOIL MAPS

TRACTS 1-3

Soils Map



State: **Ohio**
 County: **Allen**
 Location: **32-2S-8E**
 Township: **Richland**
 Acres: **142.83**
 Date: **2/18/2019**



Soils data provided by USDA and NRCS.

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Area Symbol: OH003, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino	Corn	Grass legume hay	Grass legume pasture	Orchardgrass alfalfa hay	Soybeans	Winter wheat	*eFOTG PI
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	52.04	36.4%		llw		141	4.6	9.3		45	63	78
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	44.84	31.4%		lle		137	4.6	9		44	61	75
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	27.20	19.0%		llw		157	5	10.5		47	64	84
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	5.99	4.2%		llle		117	3.9	7.8		29	53	61
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	5.57	3.9%		lle		125	4.1	8.5		42	55	65
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	3.63	2.5%		lle		132	4.4	1.4		46	60	70
SkA	Shoals silt loam, till substratum, 0 to 1 percent slopes, occasionally flooded	2.04	1.4%		llw	4.8	142			4.1	44	62	76
LcD2	Lybrand silty clay loam, 12 to 20 percent slopes, eroded	1.52	1.1%		lve	3.7				3.3			57
Weighted Average						0.1	139.4	4.5	8.9	0.1	43.8	61.1	76.5

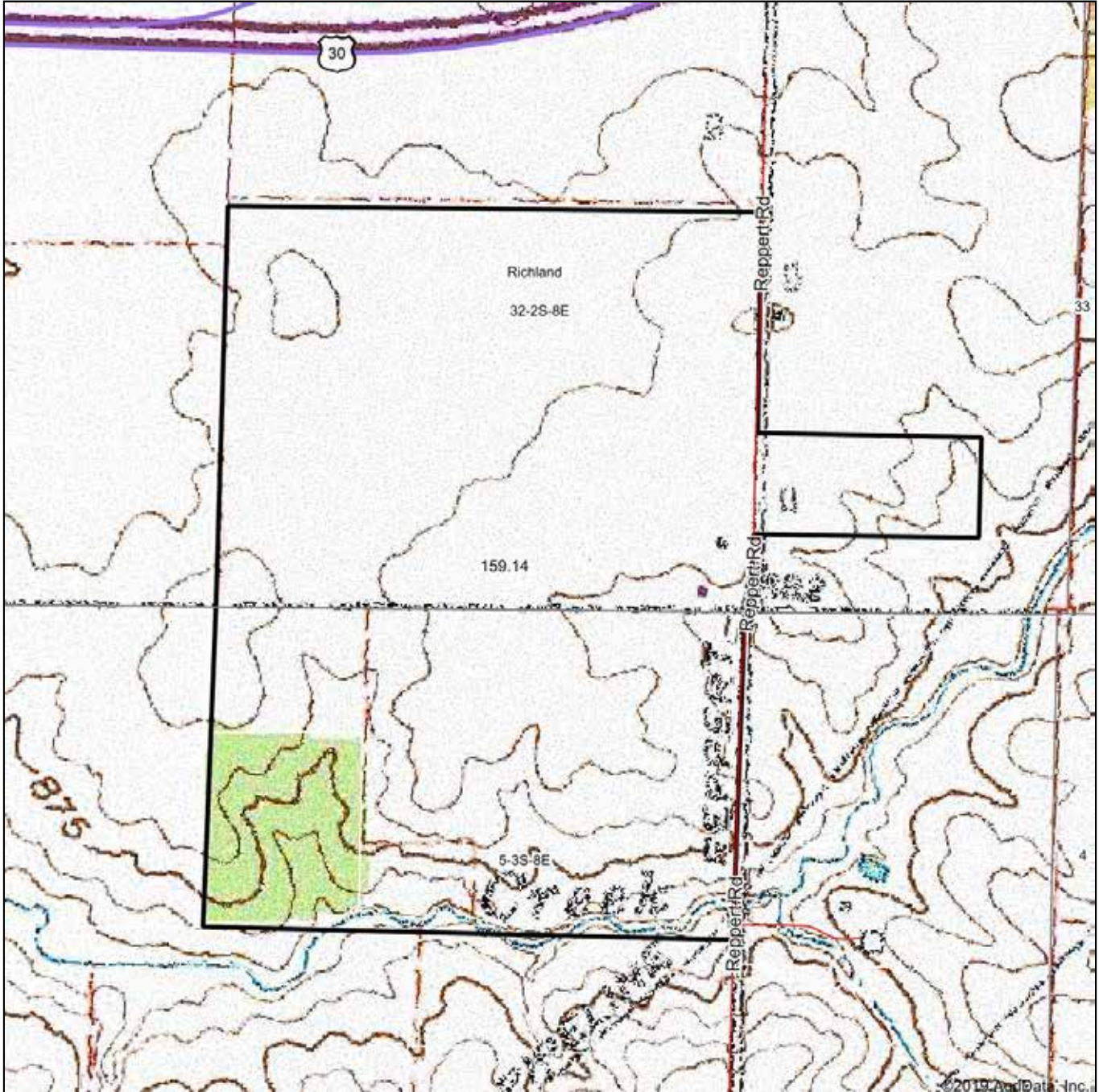
*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

AERIAL & SOIL MAPS

TRACTS 1-3

Topography Map

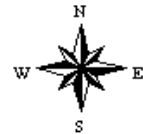


map center: 40° 49' 9.75, -83° 57' 51.56

0ft 643ft 1286ft



32-2S-8E
Allen County
Ohio



2/18/2019

AERIAL & SOIL MAPS

TRACTS 4 & 5



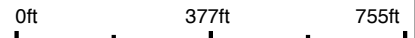
AERIAL & SOIL MAPS

TRACTS 4 & 5

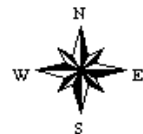
Aerial Map



map center: 40° 47' 12.27, -83° 58' 5.81



17-3S-8E
Allen County
Ohio

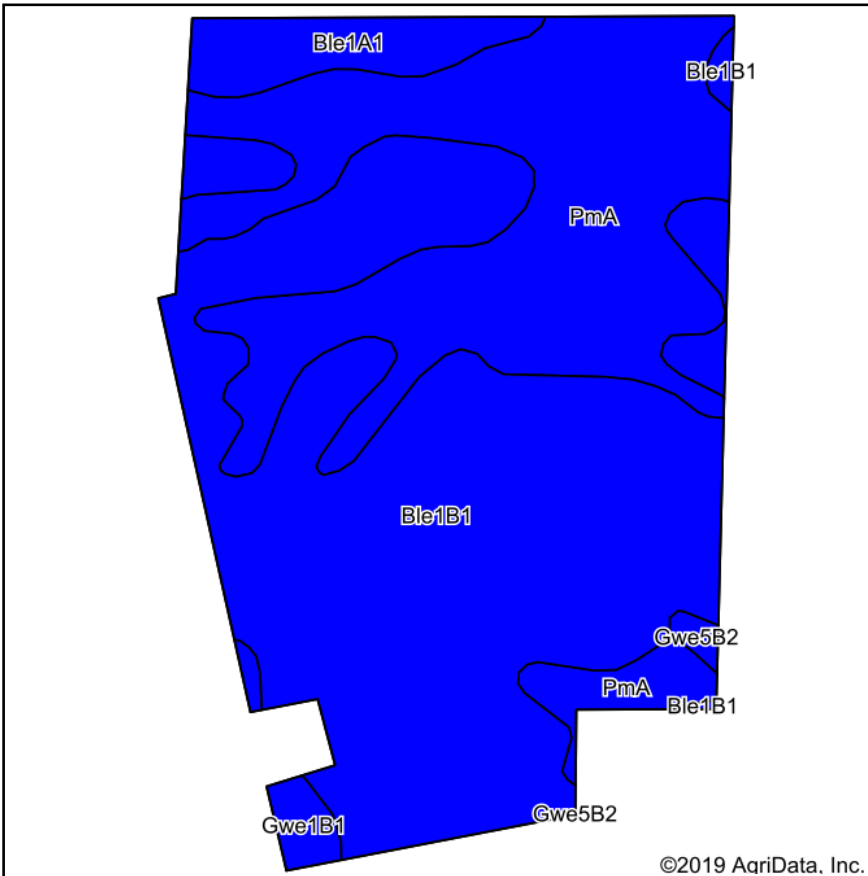


2/18/2019

AERIAL & SOIL MAPS

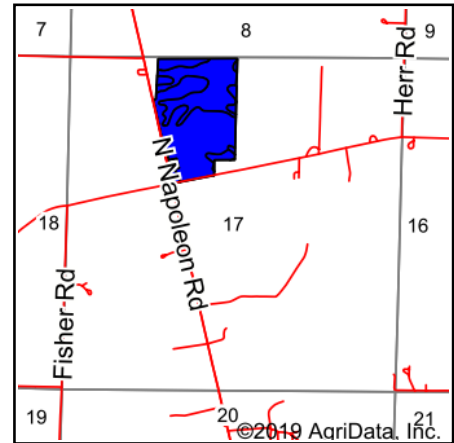
TRACTS 4 & 5

Soils Map



Soils data provided by USDA and NRCS.

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State: **Ohio**
 County: **Allen**
 Location: **17-3S-8E**
 Township: **Jackson**
 Acres: **50.32**
 Date: **2/18/2019**



Area Symbol: OH003, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Grass legume pasture	Soybeans	Winter wheat	*eFOTG PI
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	29.13	57.9%		Ile	136	4.5	8.9	43	61	75
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	17.85	35.5%		Ilw	157	5	10.5	47	64	84
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	2.39	4.7%		Ilw	140	4.6	9.2	45	63	78
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	0.73	1.5%		Ile	132	4.4	1.4	46	60	70
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	0.22	0.4%		Ile	125	4.1	8.5	42	55	65
Weighted Average						143.5	4.7	9.4	44.6	62.1	78.2

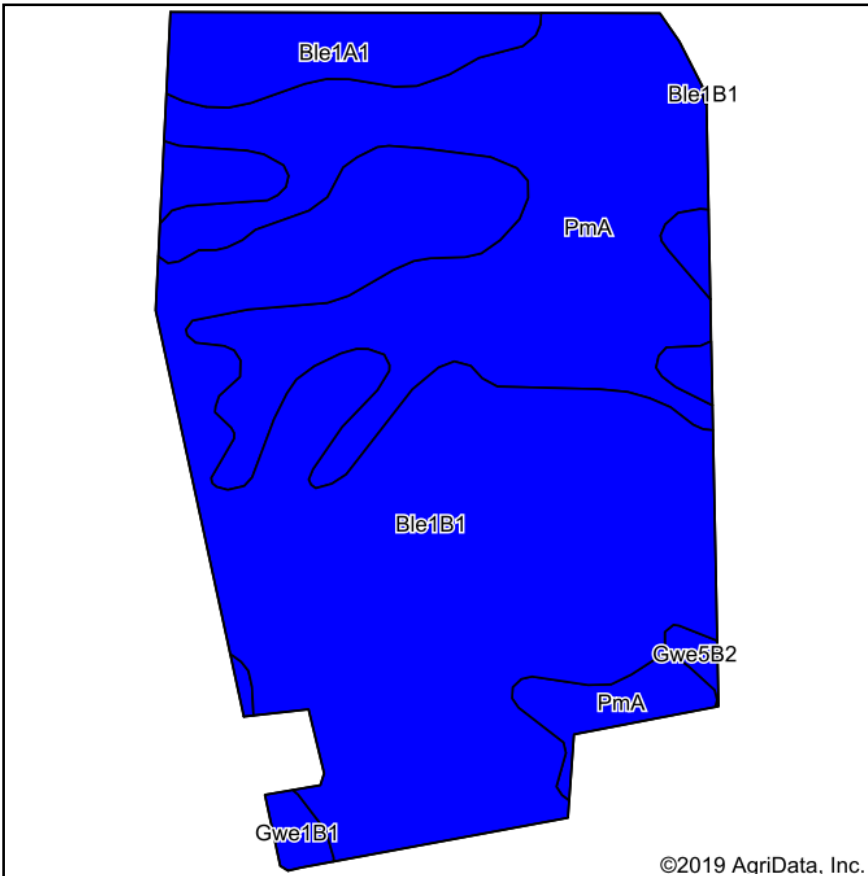
*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

AERIAL & SOIL MAPS

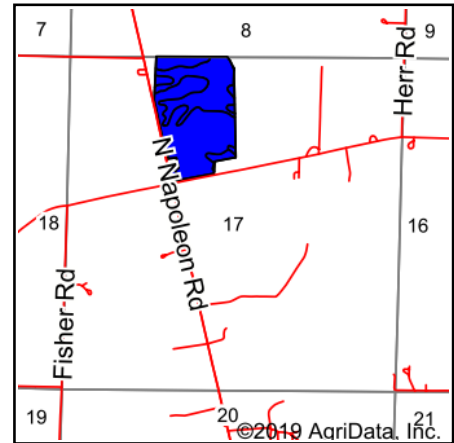
TRACTS 4 & 5

Soils Map



Soils data provided by USDA and NRCS.

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State: **Ohio**
 County: **Allen**
 Location: **17-3S-8E**
 Township: **Jackson**
 Acres: **49.8**
 Date: **2/18/2019**



Area Symbol: OH003, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Grass legume pasture	Soybeans	Winter wheat	*eFOTG PI
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	28.16	56.5%		Ile	136	4.5	8.9	43	61	75
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	17.69	35.5%		Ilw	157	5	10.5	47	64	84
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	3.16	6.3%		Ilw	140	4.6	9.2	45	63	78
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	0.53	1.1%		Ile	132	4.4	1.4	46	60	70
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	0.26	0.5%		Ile	125	4.1	8.5	42	55	65
Weighted Average						143.6	4.7	9.4	44.6	62.2	78.3

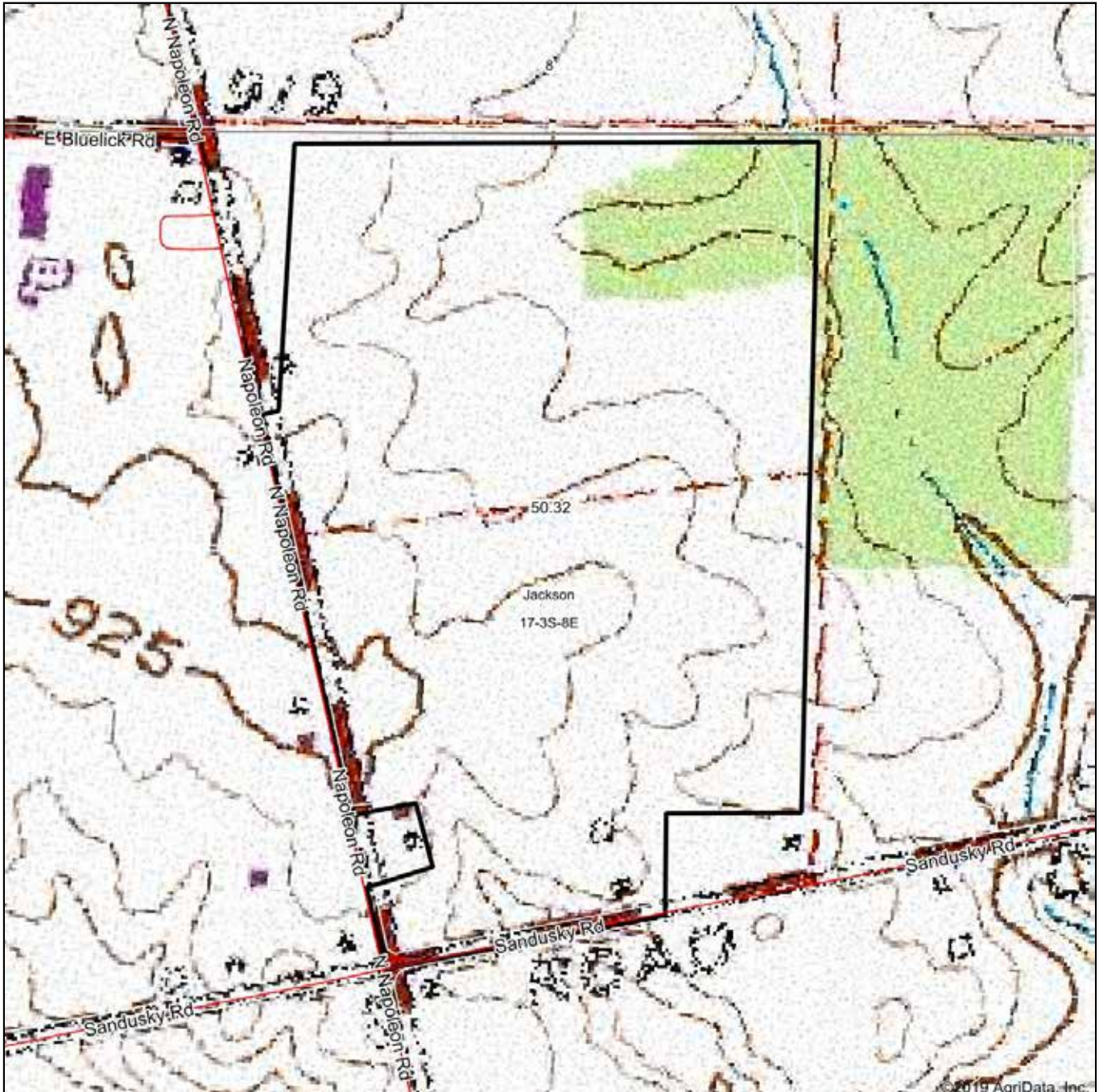
*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

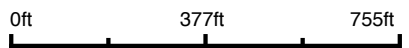
AERIAL & SOIL MAPS

TRACTS 4 & 5

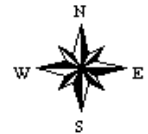
Topography Map



map center: 40° 47' 12.27, -83° 58' 5.81



17-3S-8E
Allen County
Ohio

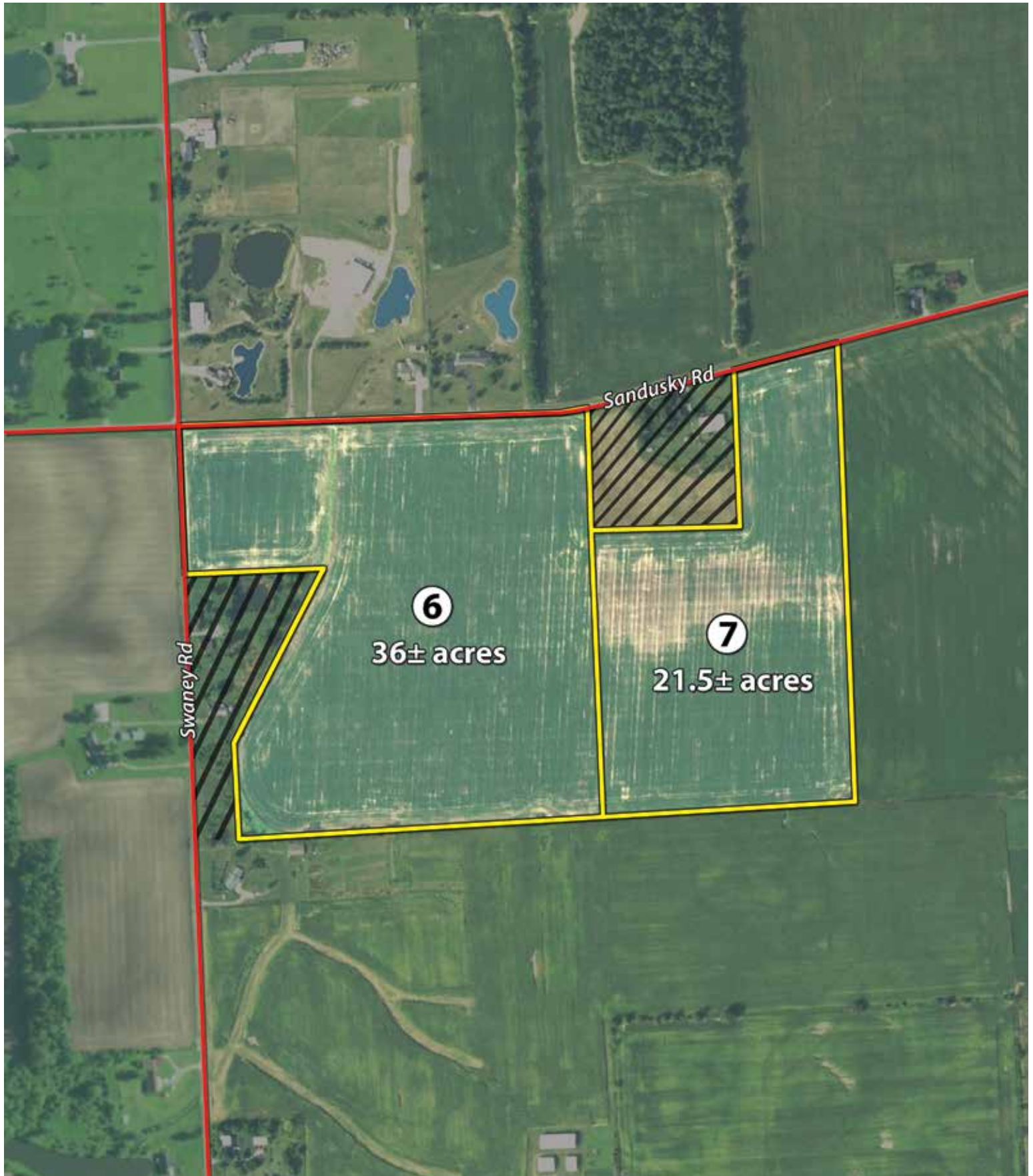


2/18/2019

Field borders provided by Farm Service Agency as of 5/21/2008.

AERIAL & SOIL MAPS

TRACTS 6 & 7



AERIAL & SOIL MAPS

TRACTS 6 & 7

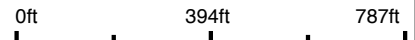
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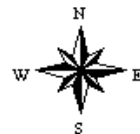
©2019 AgriData, Inc.



map center: 40° 47' 4.96, -83° 56' 51.65



16-3S-8E
Allen County
Ohio



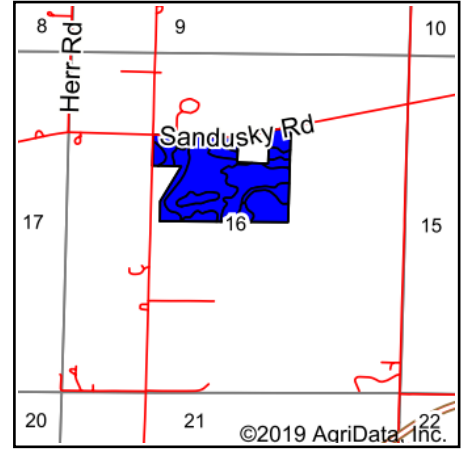
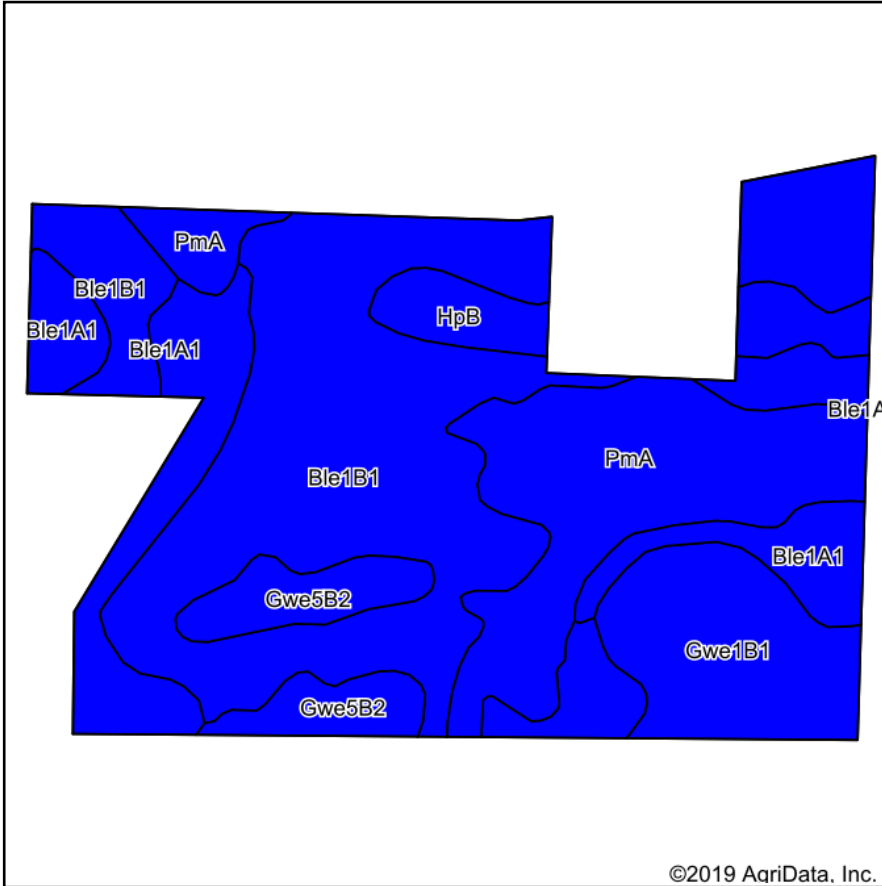
2/18/2019

Field borders provided by Farm Service Agency as of 5/21/2008.

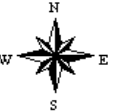
AERIAL & SOIL MAPS

TRACTS 6 & 7

Soils Map



State: **Ohio**
 County: **Allen**
 Location: **16-3S-8E**
 Township: **Jackson**
 Acres: **57.43**
 Date: **2/18/2019**



Area Symbol: OH003, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino	Corn	Grass legume hay	Grass legume pasture	Orchardgrass alfalfa hay	Soybeans	Winter wheat	*eFOTG PI
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	26.29	45.8%		Ile		136	4.5	8.9		43	61	75
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	11.05	19.2%		Ilw		157	5	10.5		47	64	84
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	7.80	13.6%		Ilw		140	4.6	9.2		45	63	78
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	6.00	10.4%		Ile		132	4.4	1.4		46	60	70
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	3.55	6.2%		Ile		125	4.1	8.5		42	55	65
HpB	Houcktown sandy loam, 2 to 4 percent slopes	2.74	4.8%		Ile	4.9	132			4.6	38	62	73
Weighted Average						0.2	139.3	4.4	8	0.2	44.1	61.4	75.9

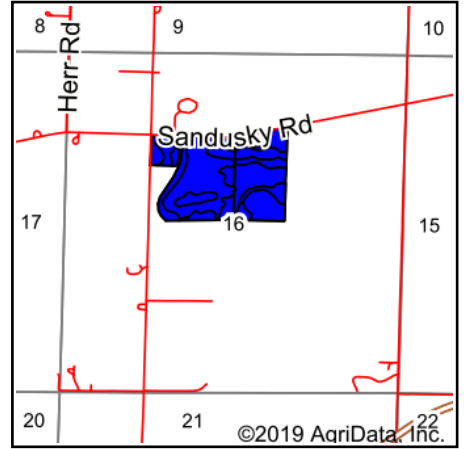
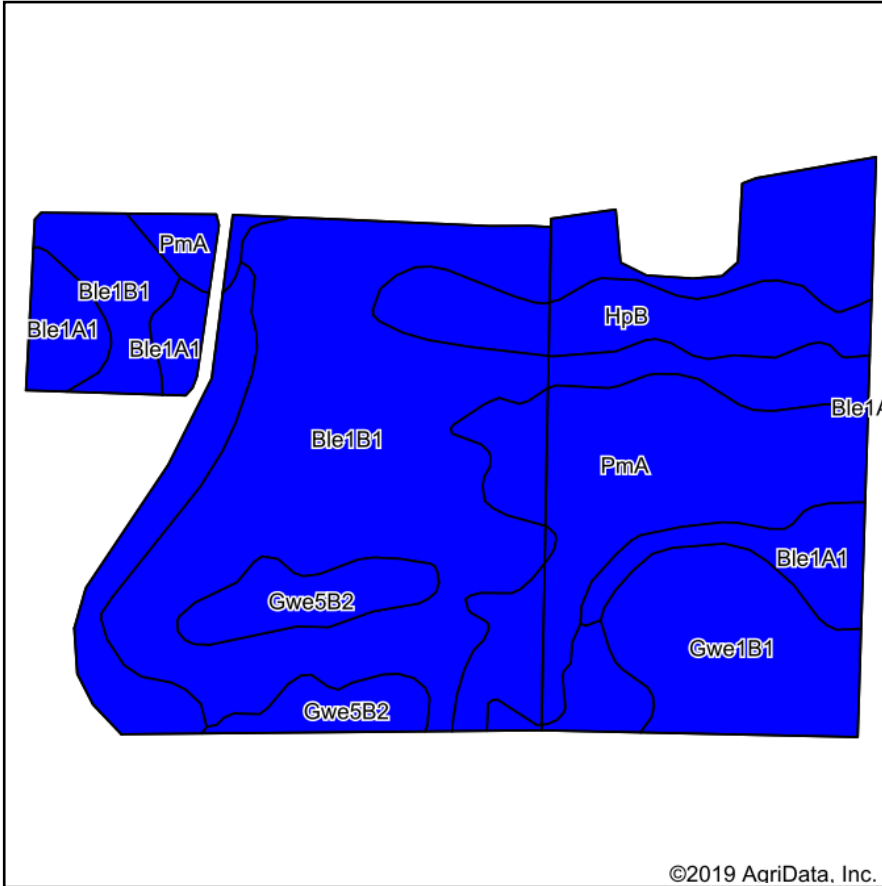
*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

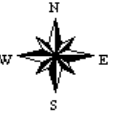
AERIAL & SOIL MAPS

TRACTS 6 & 7

Soils Map



State: **Ohio**
 County: **Allen**
 Location: **16-3S-8E**
 Township: **Jackson**
 Acres: **58.06**
 Date: **2/18/2019**



Area Symbol: OH003, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino	Corn	Grass legume hay	Grass legume pasture	Orchardgrass alfalfa hay	Soybeans	Winter wheat	*eFOTG PI	
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	27.05	46.6%		Ile		136	4.5	8.9		43	61	75	
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	10.58	18.2%		Ilw		157	5	10.5		47	64	84	
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	7.13	12.3%		Ilw		140	4.6	9.2		45	63	78	
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	5.57	9.6%		Ile		132	4.4	1.4		46	60	70	
HpB	Houcktown sandy loam, 2 to 4 percent slopes	4.41	7.6%		Ile	4.9	132			4.6	38	62	73	
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	3.32	5.7%		Ile		125	4.1	8.5		42	55	65	
Weighted Average							0.4	139	4.2	7.8	0.3	43.8	61.4	75.8

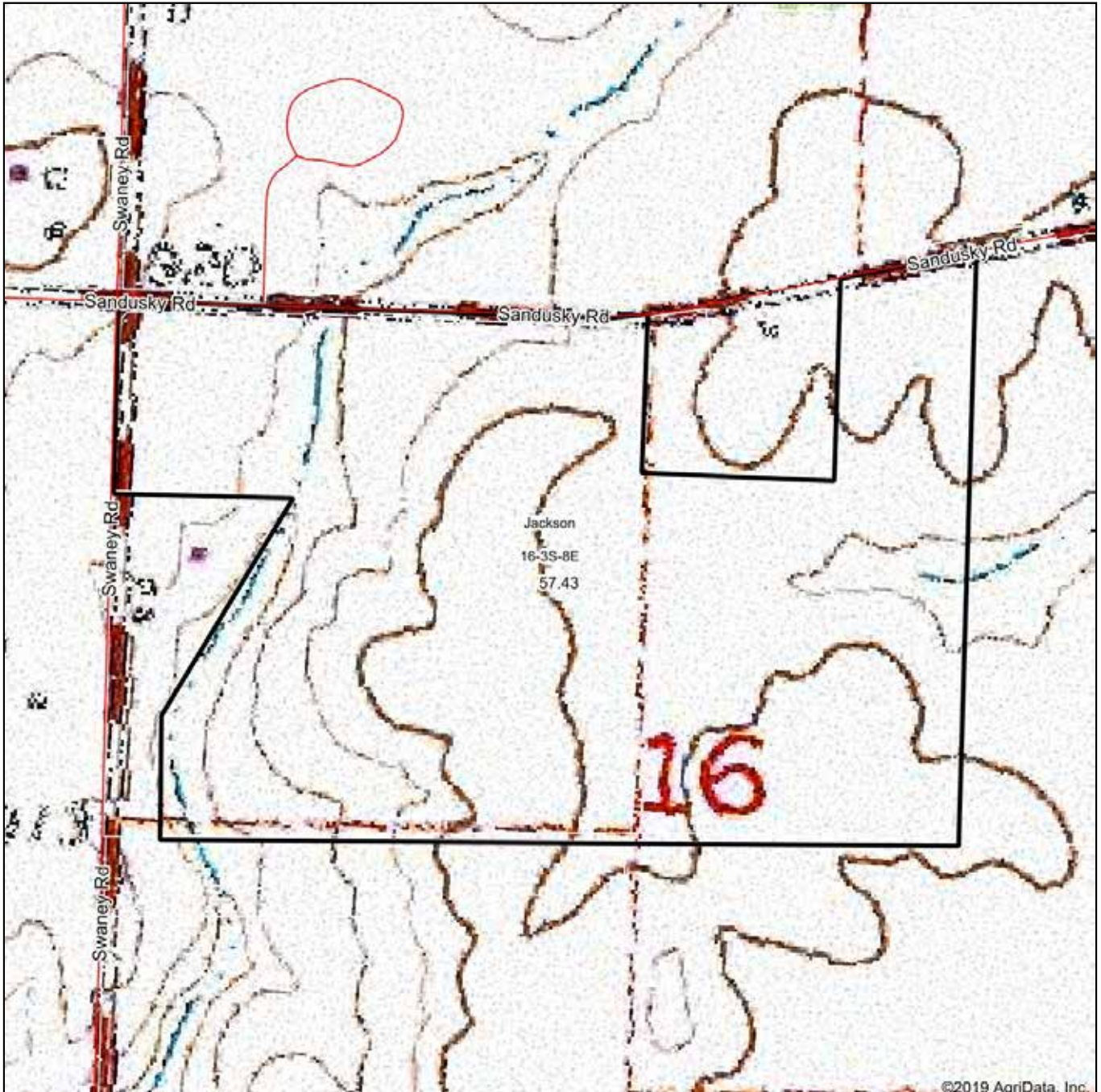
*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

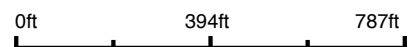
AERIAL & SOIL MAPS

TRACTS 6 & 7

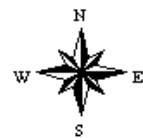
Topography Map



map center: 40° 47' 4.96, -83° 56' 51.65



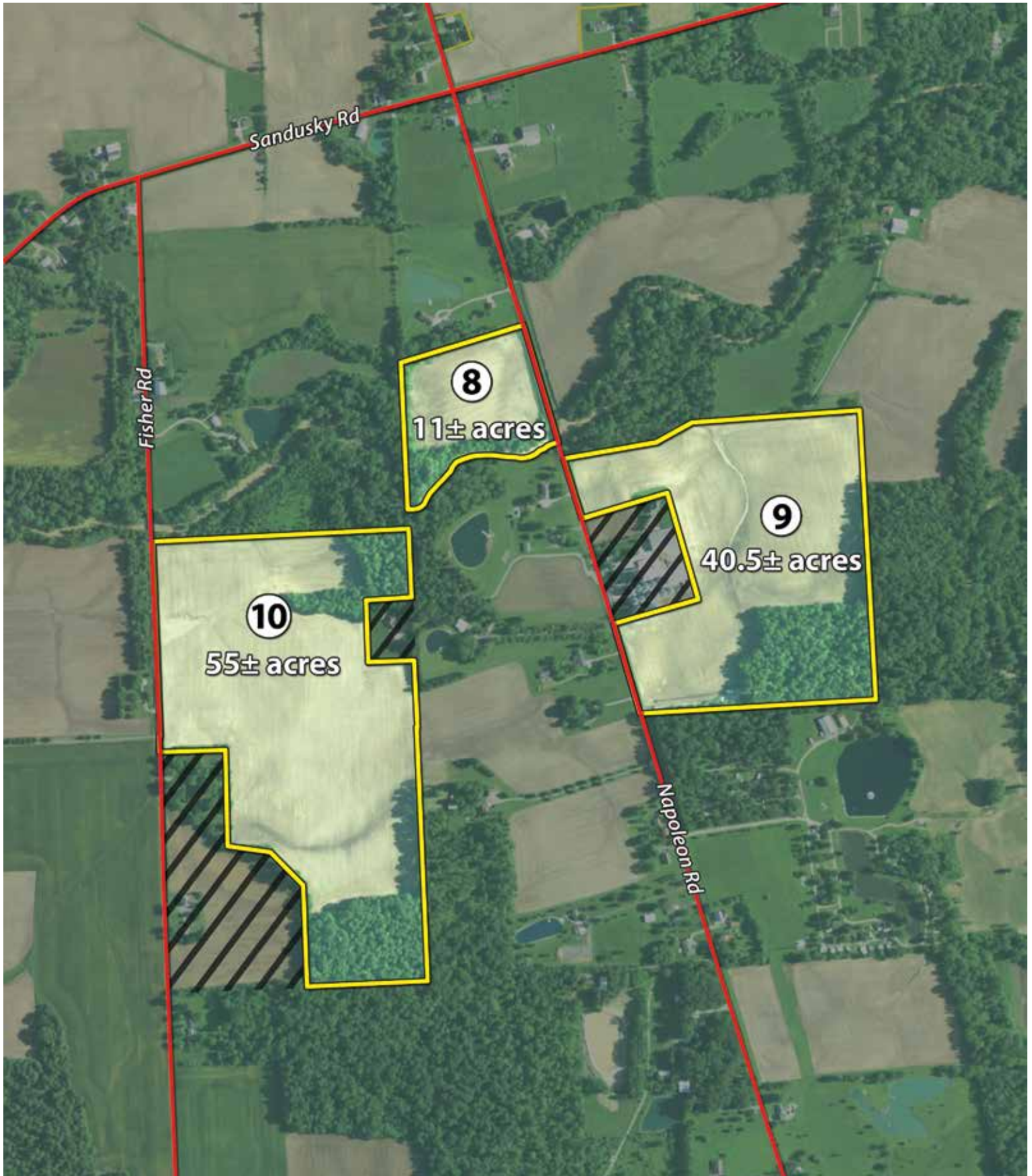
16-3S-8E
Allen County
Ohio



2/18/2019

AERIAL & SOIL MAPS

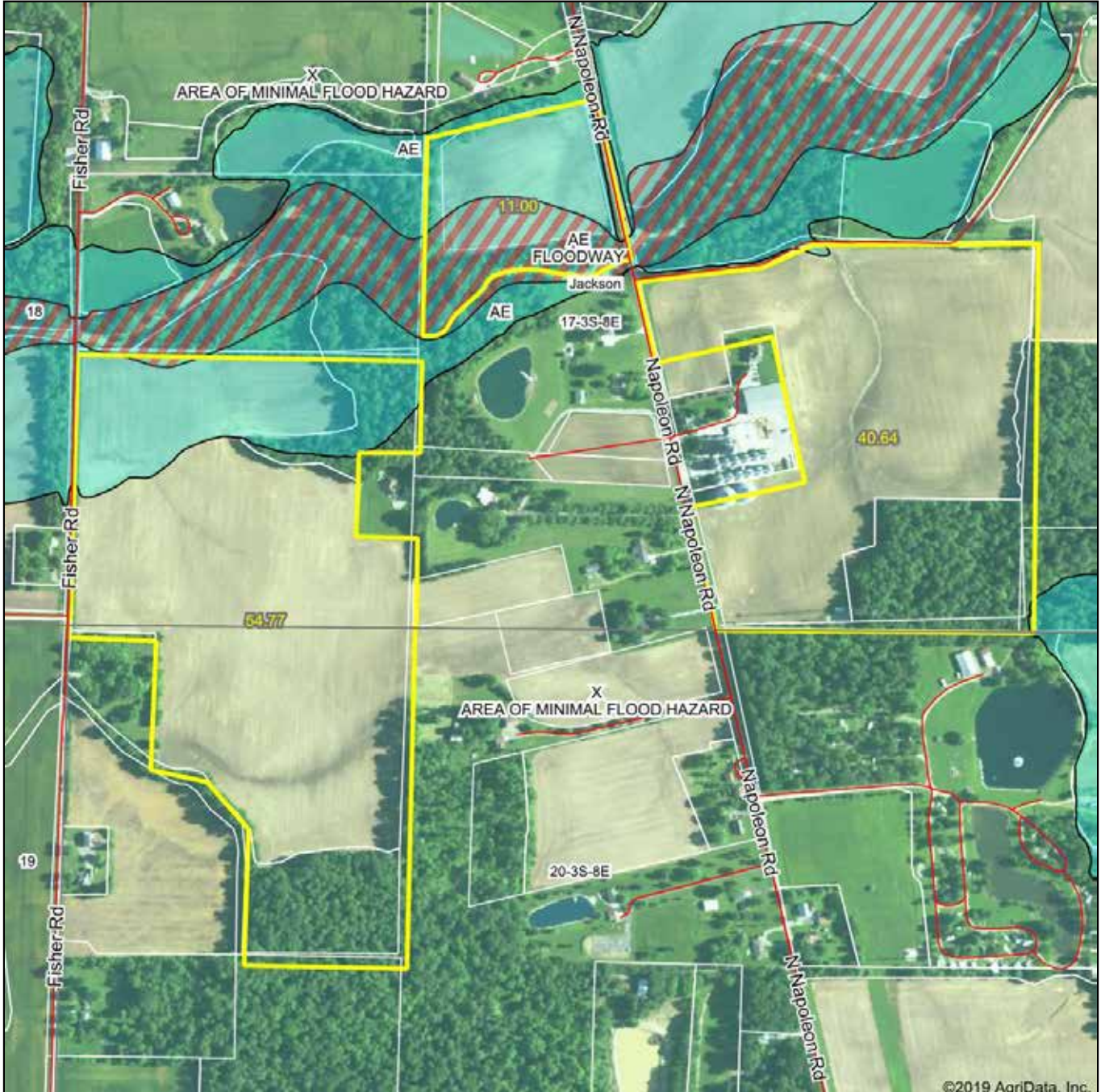
TRACTS 8-10



AERIAL & SOIL MAPS

TRACTS 8-10

Aerial Map



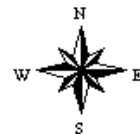
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map center: 40° 46' 32.72, -83° 58' 7.79



17-3S-8E
Allen County
Ohio



3/27/2019

AERIAL & SOIL MAPS

TRACTS 8-10

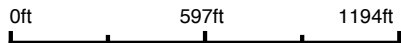
Aerial Map



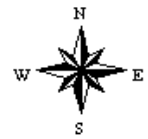
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map center: 40° 46' 32.72, -83° 58' 8.04



17-3S-8E
Allen County
Ohio



3/27/2019

Field borders provided by Farm Service Agency as of 5/21/2008.

AERIAL & SOIL MAPS

TRACTS 8-10



Gwg1C1	Glynwood silt loam, ground moraine, 6 to 12 percent slopes	0.83	0.8%		llle		124	4.2	8.1		32	55	65
HrB	Houcktown loam, 2 to 6 percent slopes	0.73	0.7%		lle	5.2	142			4.8	44	69	74
LbF	Lybrand silt loam, 20 to 55 percent slopes	0.47	0.4%		Vlle	3.5							0
SrA	Sloan silty clay loam, till substratum, 0 to 1 percent slopes, frequently flooded	0.44	0.4%		lllw	4.6	142			4	41		78
Weighted Average						1.2	137.6	3.5	5.7	1.1	44.4	58.9	74.9

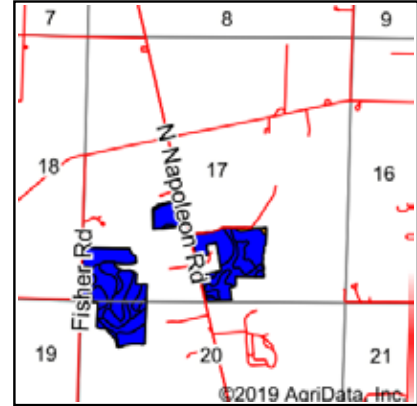
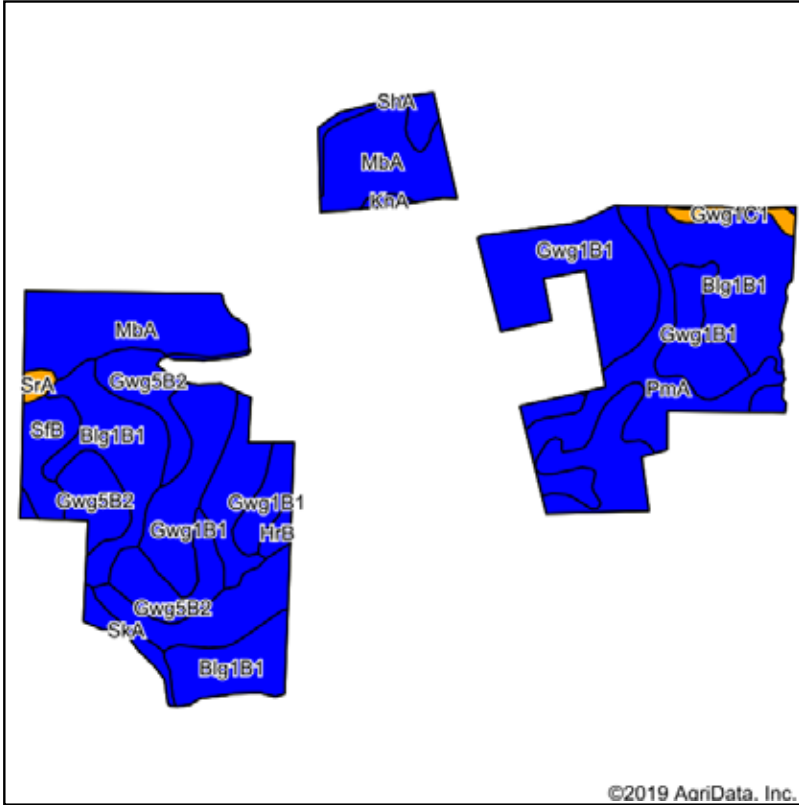
*eftog PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

AERIAL & SOIL MAPS

TRACTS 8-10

Soils Map



State: **Ohio**
 County: **Allen**
 Location: **17-3S-8E**
 Township: **Jackson**
 Acres: **82.99**
 Date: **3/27/2019**



Soils data provided by USDA and NRCS.

Area Symbol: OH003, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino	Corn	Grass legume hay	Grass legume pasture	Orchardgrass alfalfa hay	Soybeans	Winter wheat	*eFOTG PI
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	25.21	30.4%		Ile		137	4.6	9		44	61	75
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	18.39	22.2%		Ile		132	4.4	1.4		46	60	70
MbA	Medway silt loam, 0 to 2 percent slopes, occasionally flooded	12.84	15.5%		Ilw	5.8	148			5.5	49	63	88
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	11.43	13.8%		Ilw		157	5	10.5		47	64	84
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	8.14	9.8%		Ile		125	4.1	8.5		42	55	65
SfB	Shawtown loam, 2 to 6 percent slopes	2.55	3.1%		Ile	5	142			4.6	41	62	64
ShA	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	1.26	1.5%		Ilw		131	4.3	8.7		38		76
SkA	Shoals silt loam, till substratum, 0 to 1 percent slopes, occasionally flooded	1.16	1.4%		Ilw	4.8	142			4.1	44	62	76
Gwg1C1	Glynwood silt loam, ground moraine, 6 to 12 percent slopes	0.75	0.9%		Ille		124	4.2	8.1		32	55	65
HrB	Houcktown loam, 2 to 6 percent slopes	0.56	0.7%		Ile	5.2	142			4.8	44	69	74

AERIAL & SOIL MAPS

TRACTS 8-10



SrA	Sloan silty clay loam, till substratum, 0 to 1 percent slopes, frequently flooded	0.44	0.5%		Illw	4.6	142				4	41		78
KnA	Knoxdale silt loam, 0 to 2 percent slopes, occasionally flooded	0.26	0.3%		llw	5.5	148				5.1	46	62	78
Weighted Average						1.2	139.3	3.6	5.5		1.1	45.1	59.7	75.8

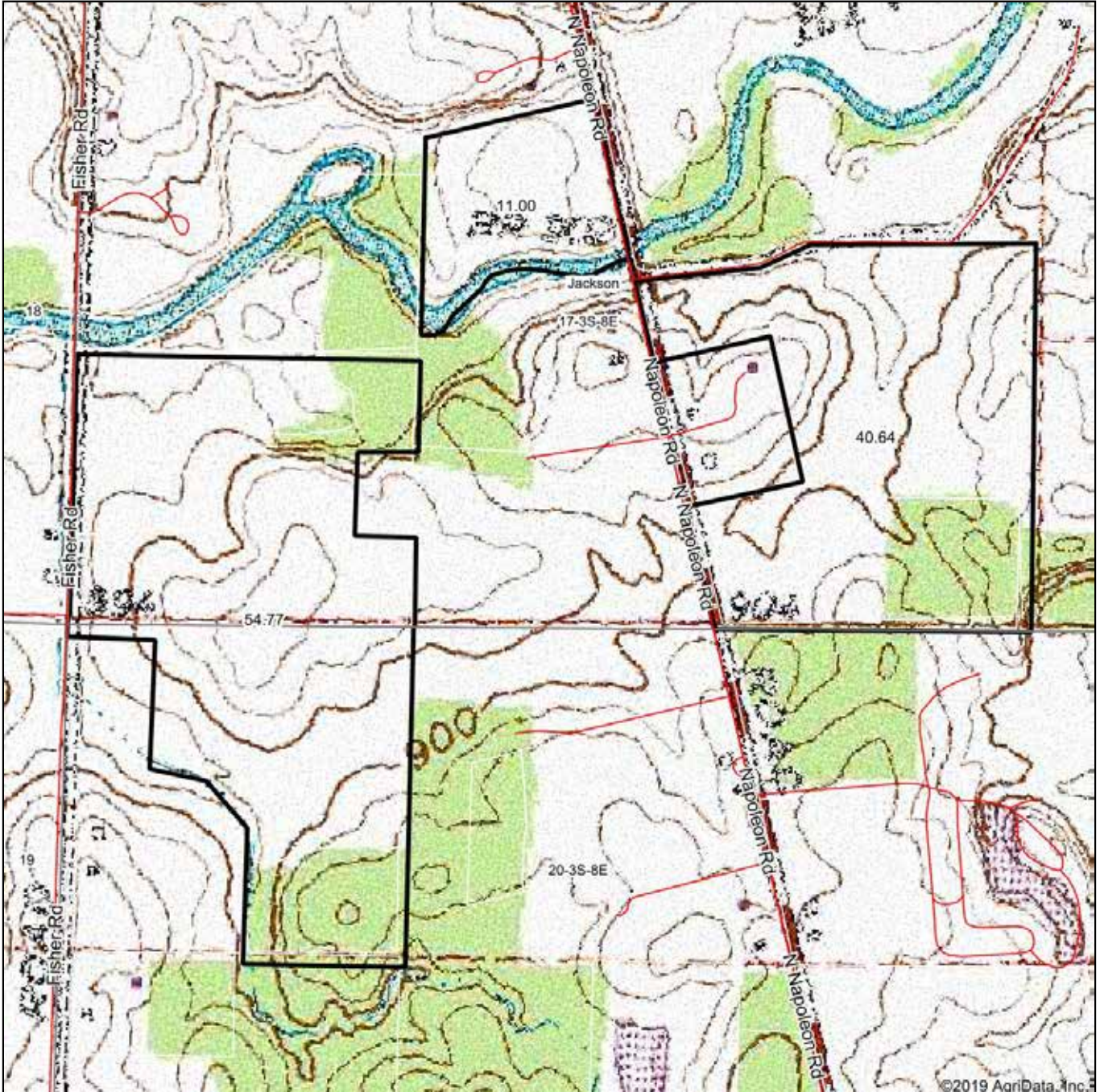
*eftog PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

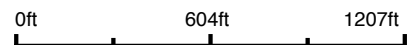
AERIAL & SOIL MAPS

TRACTS 8-10

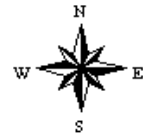
Topography Map



map center: 40° 46' 32.72, -83° 58' 7.79



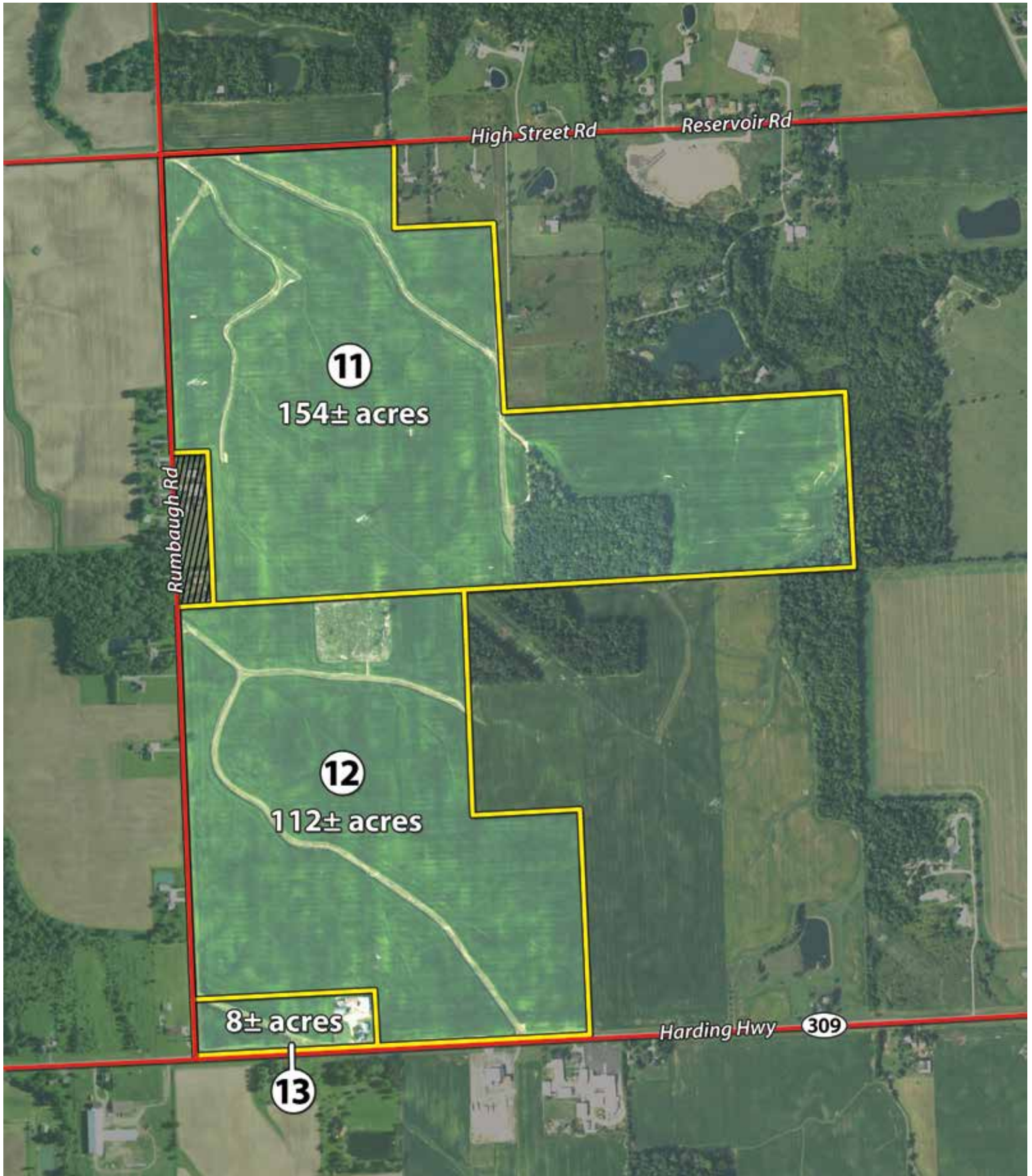
17-3S-8E
Allen County
Ohio



3/27/2019

AERIAL & SOIL MAPS

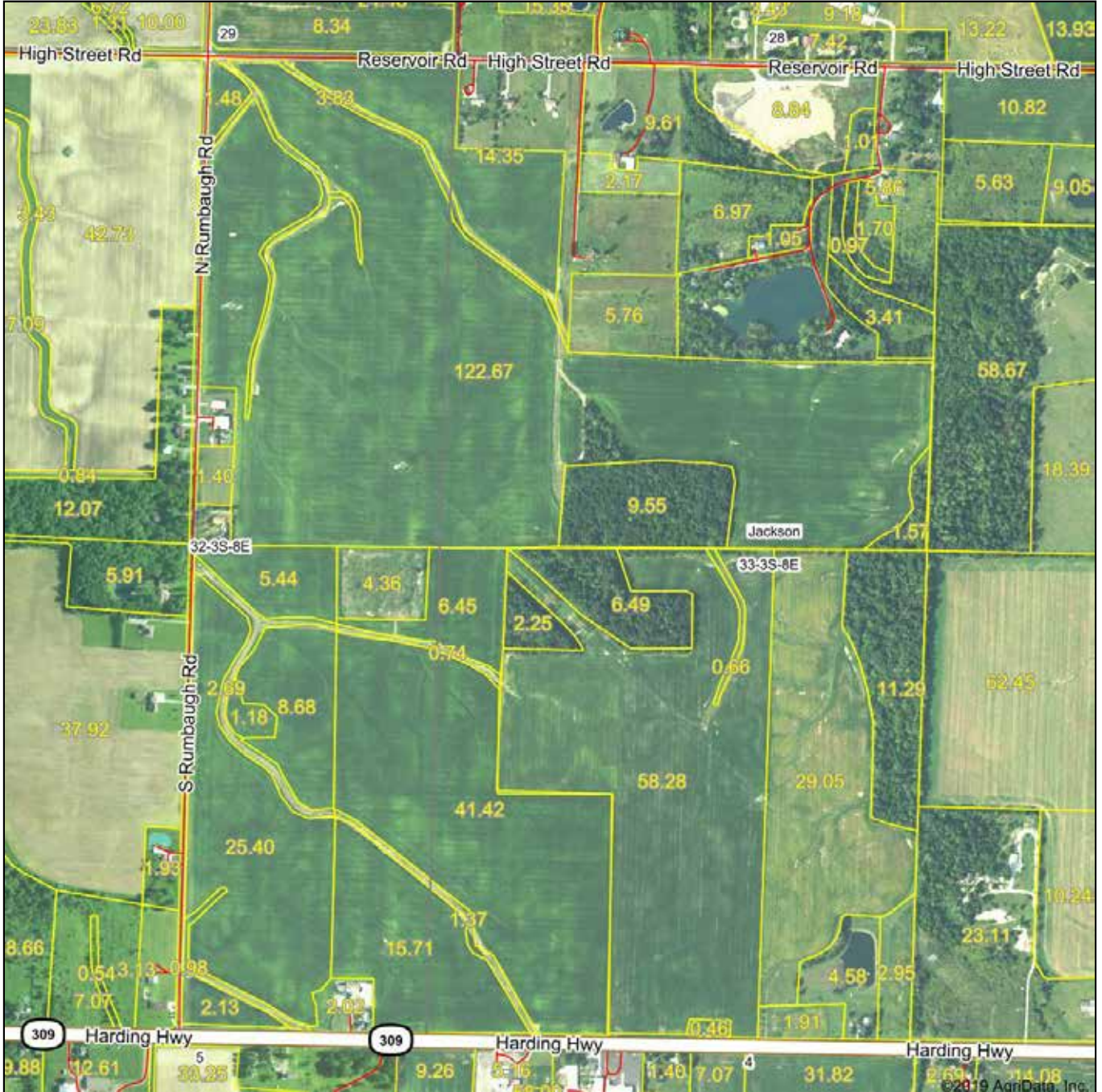
TRACTS 11-13



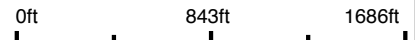
AERIAL & SOIL MAPS

TRACTS 11-13

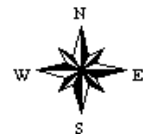
Aerial Map



map center: 40° 44' 20.32, -83° 57' 14.54



33-3S-8E
Allen County
Ohio

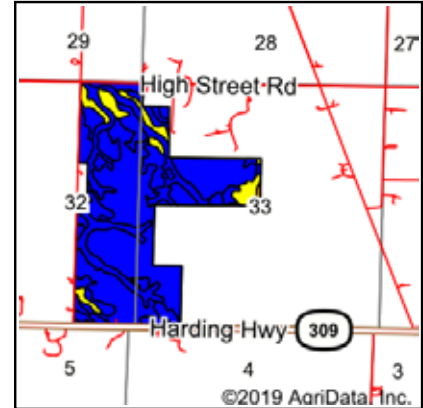
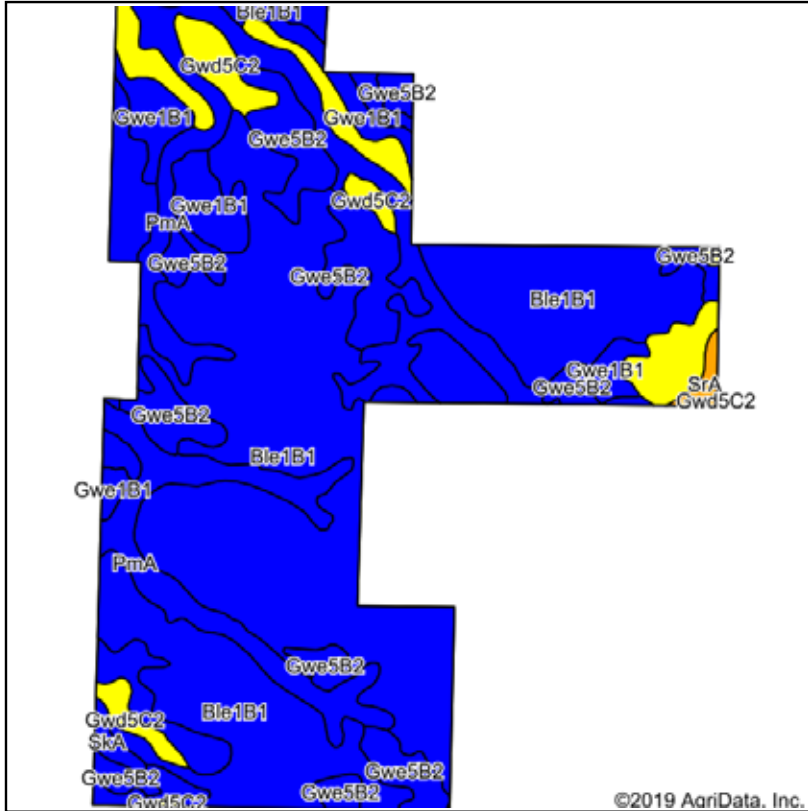


2/18/2019

AERIAL & SOIL MAPS

TRACTS 11-13

Soils Map



State: **Ohio**
 County: **Allen**
 Location: **33-3S-8E**
 Township: **Jackson**
 Acres: **274.3**
 Date: **2/18/2019**



Soils data provided by USDA and NRCS.

Area Symbol: OH003, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino	Corn	Grass legume hay	Grass legume pasture	Orchardgrass alfalfa hay	Soybeans	Winter wheat	*eFOTG PI
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	153.87	56.1%		Ile		136	4.5	8.9		43	61	75
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	44.08	16.1%		IIw		157	5	10.5		47	64	84
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	31.82	11.6%		Ile		125	4.1	8.5		42	55	65
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	21.11	7.7%		IVe		117	3.9	7.8		29	53	61
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	20.72	7.6%		Ile		132	4.4	1.4		46	60	70
SkA	Shoals silt loam, till substratum, 0 to 1 percent slopes, occasionally flooded	1.40	0.5%		IIw	4.8	142			4.1	44	62	76
SrA	Sloan silty clay loam, till substratum, 0 to 1 percent slopes, frequently flooded	1.30	0.5%		IIIw	4.6	142			4	41		78
Weighted Average							136.4	4.4	8.4		42.7	59.8	73.9

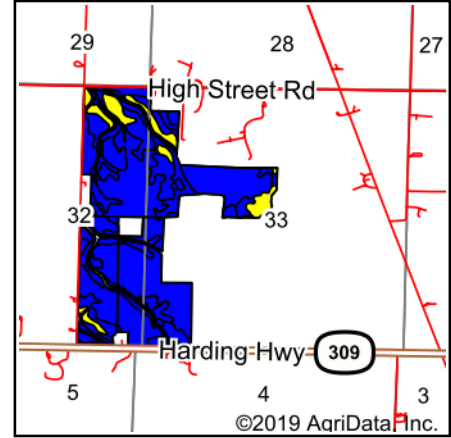
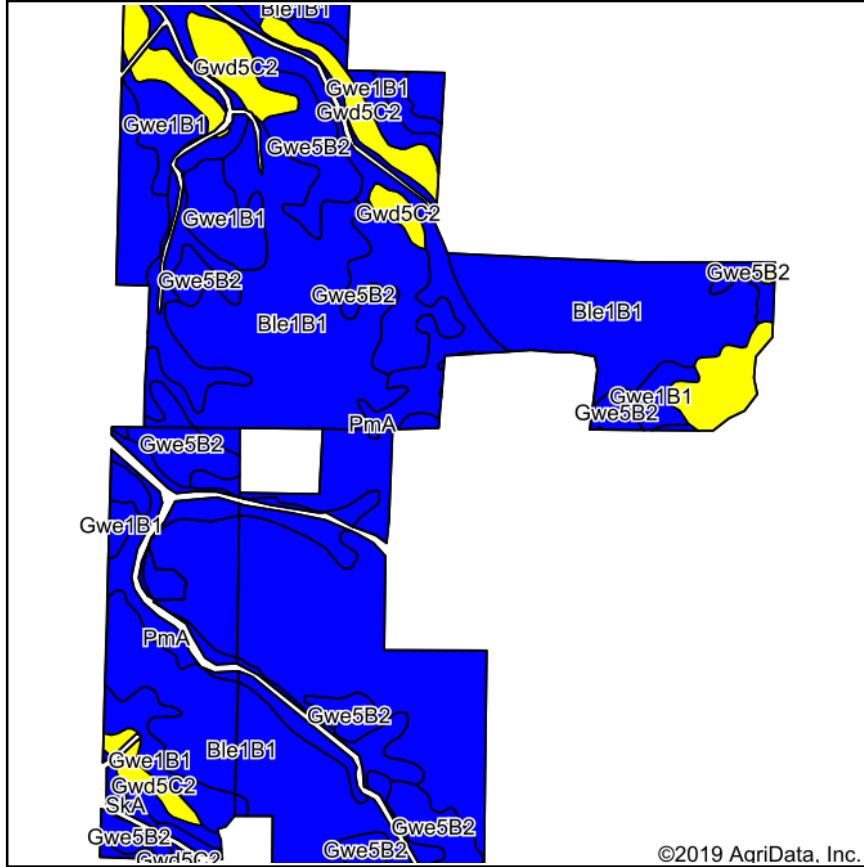
*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

AERIAL & SOIL MAPS

TRACTS 11-13

Soils Map



State: **Ohio**
 County: **Allen**
 Location: **33-3S-8E**
 Township: **Jackson**
 Acres: **244.91**
 Date: **2/18/2019**



Soils data provided by USDA and NRCS.

Area Symbol: OH003, Soil Area Version: 18													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino	Corn	Grass legume hay	Grass legume pasture	Orchardgrass alfalfa hay	Soybeans	Winter wheat	*eFOTG PI
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	139.64	57.0%		Ile		136	4.5	8.9		43	61	75
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	33.32	13.6%		Ilw		157	5	10.5		47	64	84
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	31.33	12.8%		Ile		125	4.1	8.5		42	55	65
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	19.93	8.1%		Ile		132	4.4	1.4		46	60	70
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	19.83	8.1%		Ive		117	3.9	7.8		29	53	61
SkA	Shoals silt loam, till substratum, 0 to 1 percent slopes, occasionally flooded	0.86	0.4%		Ilw	4.8	142			4.1	44	62	76
Weighted Average							135.6	4.4	8.3		42.5	59.9	73.4

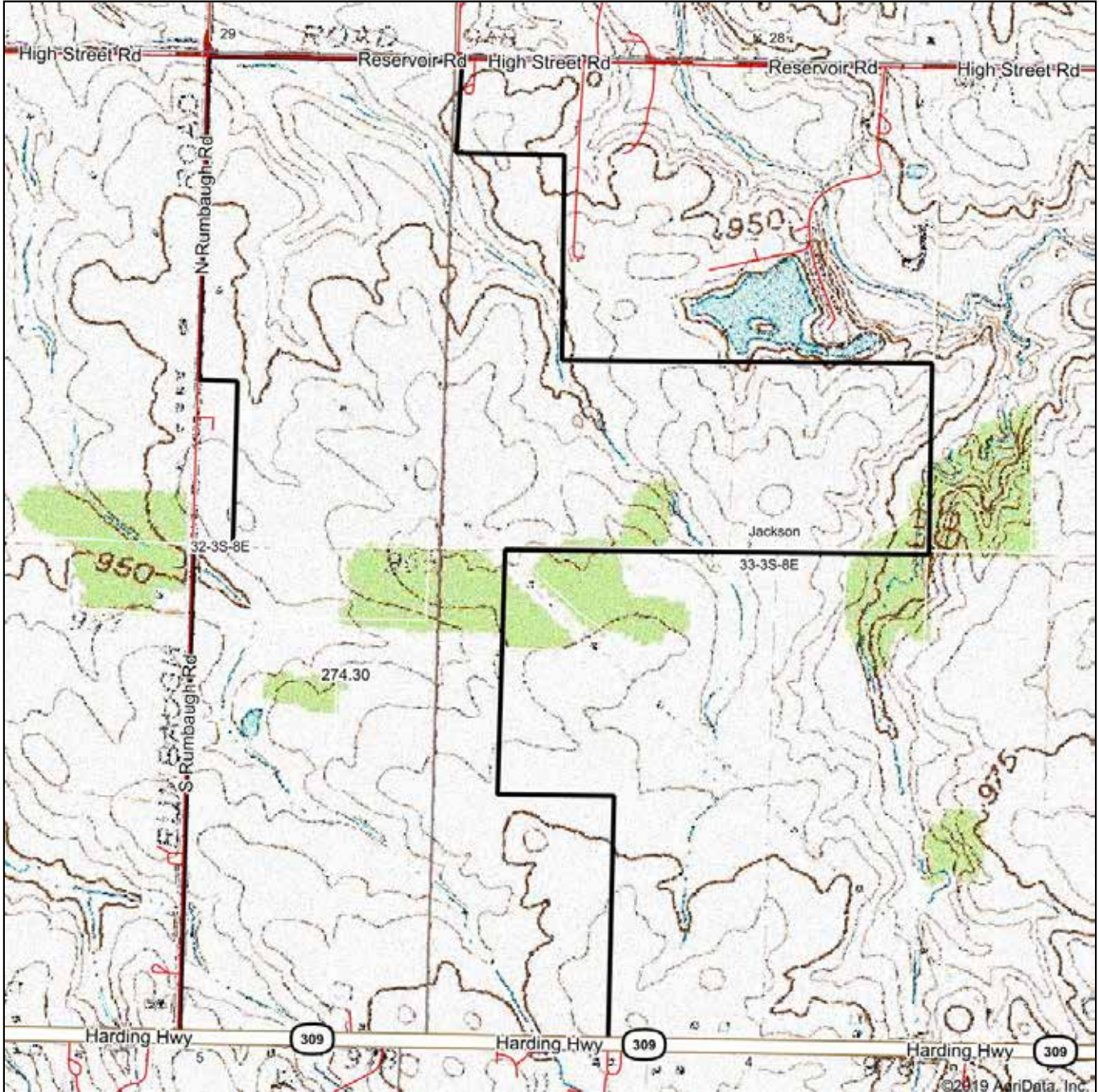
*effotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

AERIAL & SOIL MAPS

TRACTS 11-13

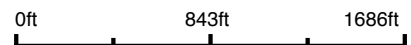
Topography Map



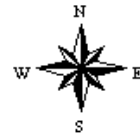
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map center: 40° 44' 20.32, -83° 57' 14.54



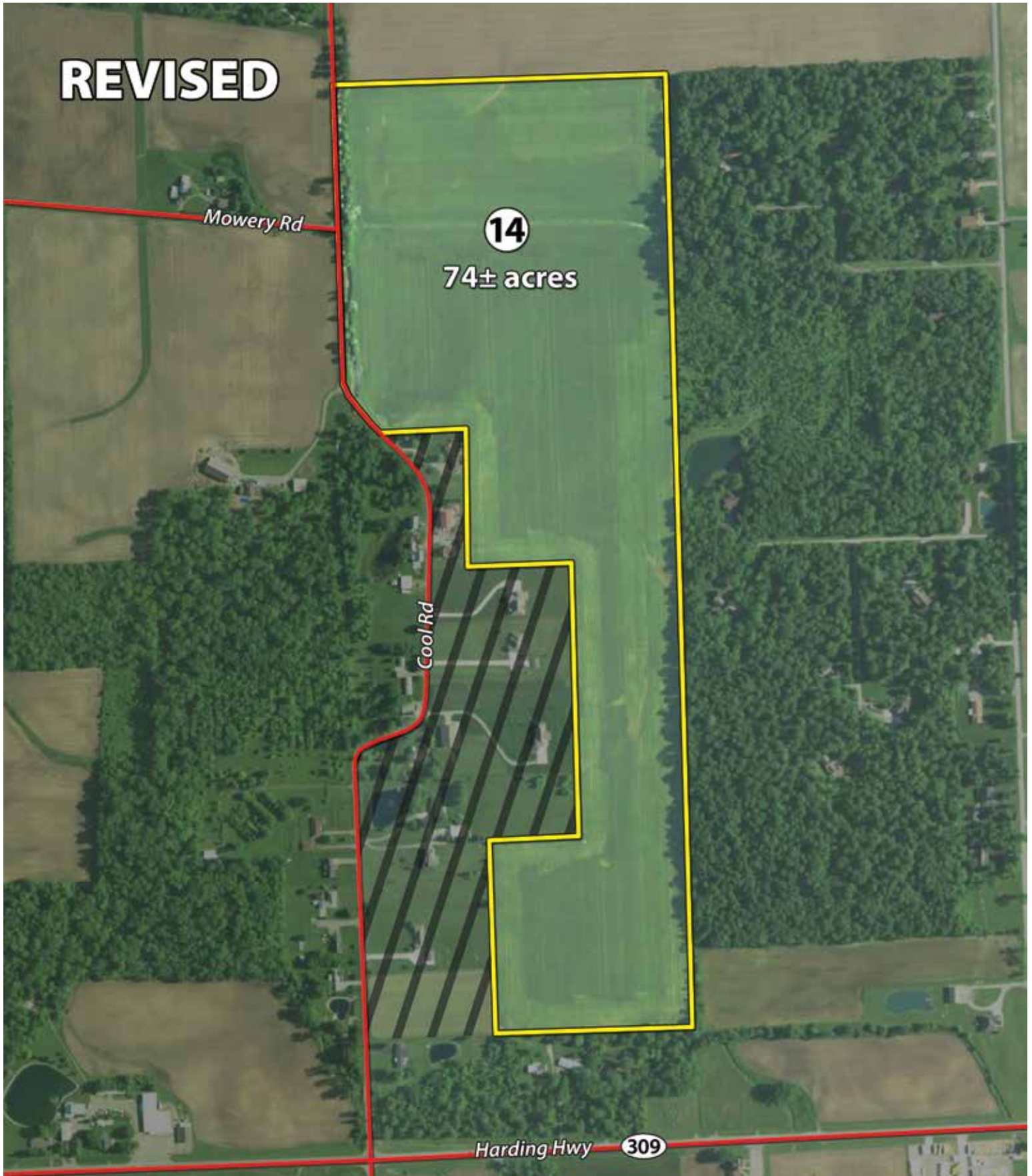
33-3S-8E
Allen County
Ohio



2/18/2019

AERIAL & SOIL MAPS

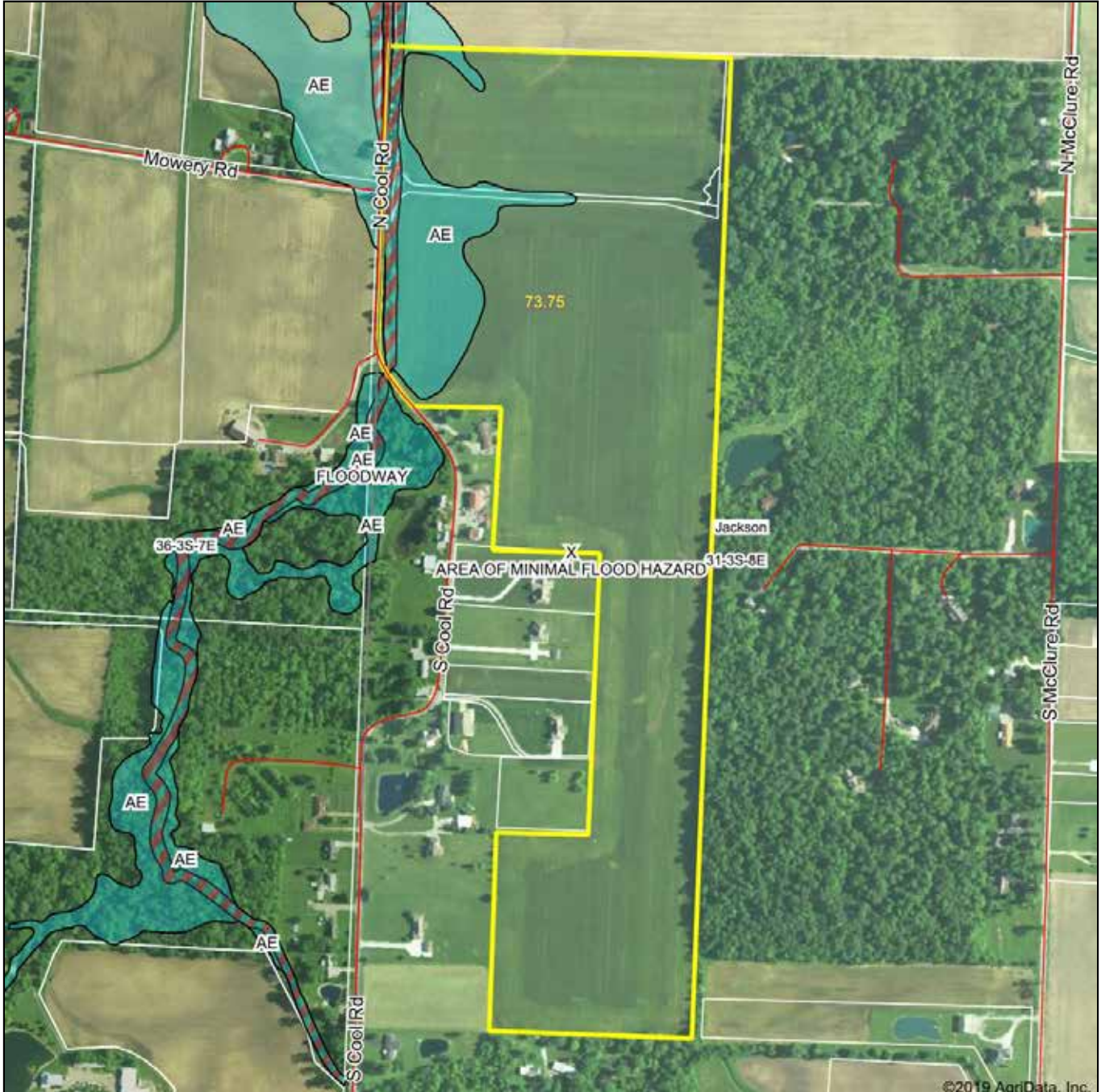
TRACT 14



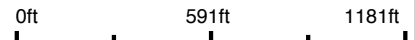
AERIAL & SOIL MAPS

TRACT 14

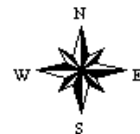
Aerial Map



map center: 40° 44' 14.89, -83° 59' 30.09



31-3S-8E
Allen County
Ohio



2/18/2019

AERIAL & SOIL MAPS

TRACT 14

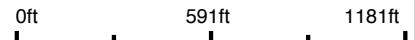
Aerial Map



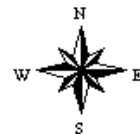
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map center: 40° 44' 14.89, -83° 59' 30.09



31-3S-8E
Allen County
Ohio

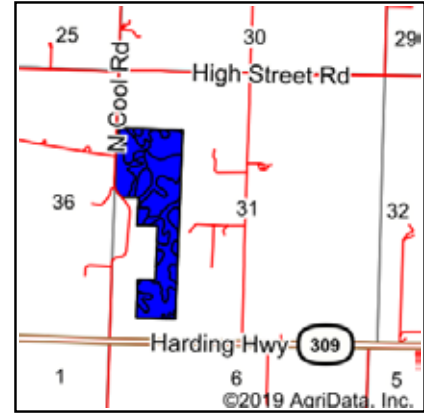
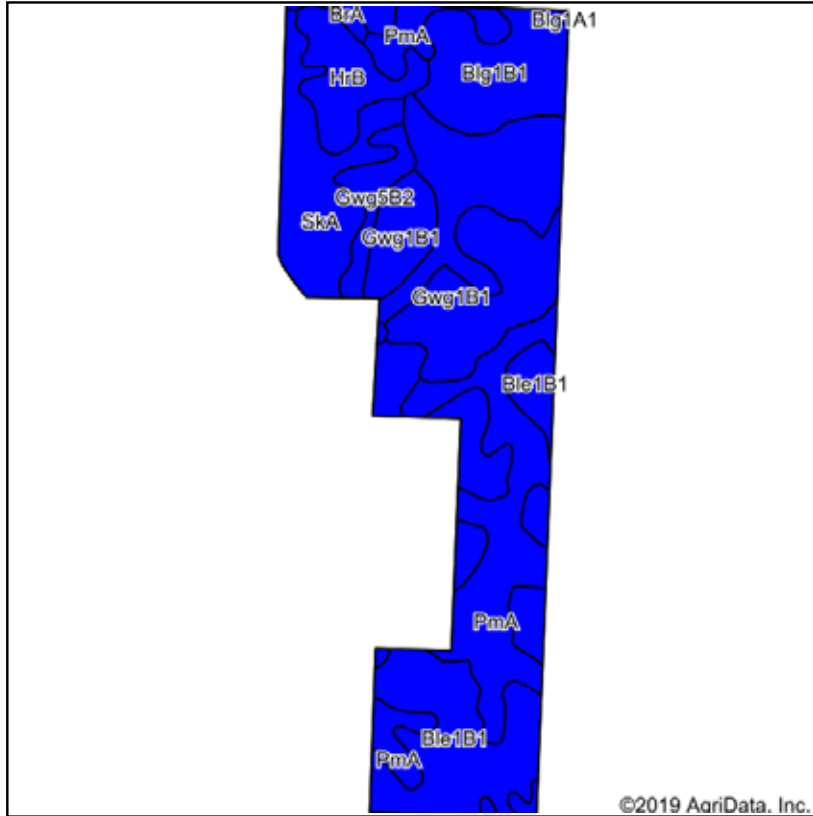


2/18/2019

AERIAL & SOIL MAPS

TRACT 14

Soils Map



State: **Ohio**
 County: **Allen**
 Location: **31-3S-8E**
 Township: **Jackson**
 Acres: **73.75**
 Date: **2/18/2019**



Soils data provided by USDA and NRCS.

Area Symbol: OH003, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino	Corn	Grass legume hay	Grass legume pasture	Orchardgrass alfalfa hay	Soybeans	Winter wheat	*eFOTG PI
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	23.19	31.4%		Ilw		157	5	10.5		47	64	84
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	17.10	23.2%		Ile		136	4.5	8.9		43	61	75
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	11.36	15.4%		Ile		132	4.4	1.4		46	60	70
SkA	Shoals silt loam, till substratum, 0 to 1 percent slopes, occasionally flooded	7.60	10.3%		Ilw	4.8	142			4.1	44	62	76
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	7.22	9.8%		Ile		137	4.6	9		44	61	75
HrB	Houcktown loam, 2 to 6 percent slopes	4.39	6.0%		Ile	5.2	142			4.8	44	69	74
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	2.36	3.2%		Ile		125	4.1	8.5		42	55	65
BrA	Blount-Jenera complex, 0 to 3 percent slopes	0.53	0.7%		Ilw	5.1	144			4.6	46	70	79
Weighted Average						0.8	142.8	3.9	6.7	0.7	45	62.2	76.8

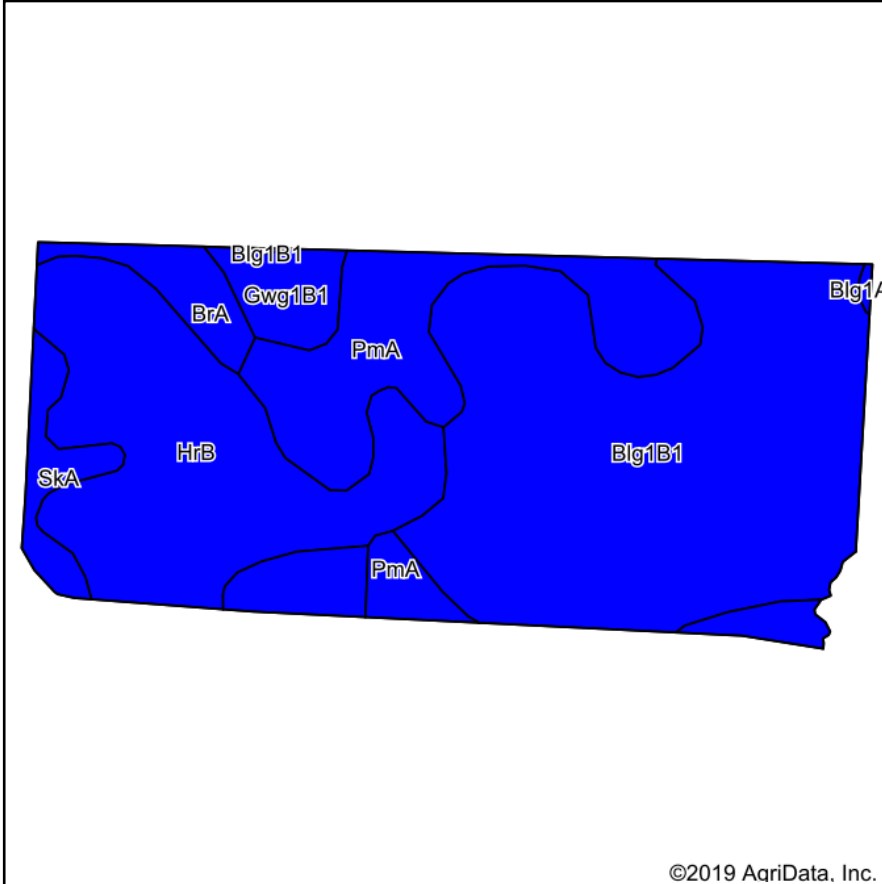
*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

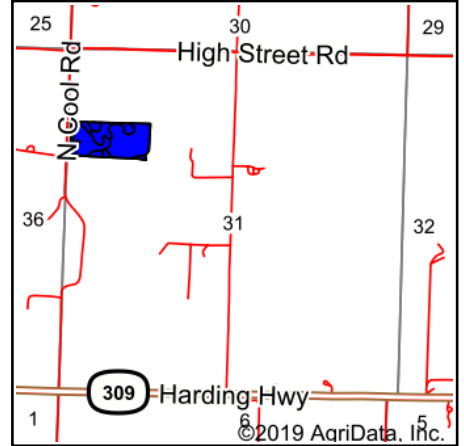
AERIAL & SOIL MAPS

TRACT 14

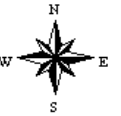
Soils Map



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Allen**
 Location: **31-3S-8E**
 Township: **Jackson**
 Acres: **14.9**
 Date: **2/18/2019**



Area Symbol: OH003, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino	Corn	Grass legume hay	Grass legume pasture	Orchardgrass alfalfa hay	Soybeans	Winter wheat	*eFOTG PI	
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	6.80	45.6%		Ile		137	4.6	9		44	61	75	
HrB	Houcktown loam, 2 to 6 percent slopes	3.74	25.1%		Ile	5.2	142			4.8	44	69	74	
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	2.54	17.0%		Ilw		157	5	10.5		47	64	84	
SkA	Shoals silt loam, till substratum, 0 to 1 percent slopes, occasionally flooded	0.87	5.8%		Ilw	4.8	142			4.1	44	62	76	
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	0.49	3.3%		Ile		132	4.4	1.4		46	60	70	
BrA	Blount-Jenera complex, 0 to 3 percent slopes	0.46	3.1%		Ilw	5.1	144			4.6	46	70	79	
Weighted Average							1.7	142	3.1	5.9	1.6	44.6	63.8	76.3

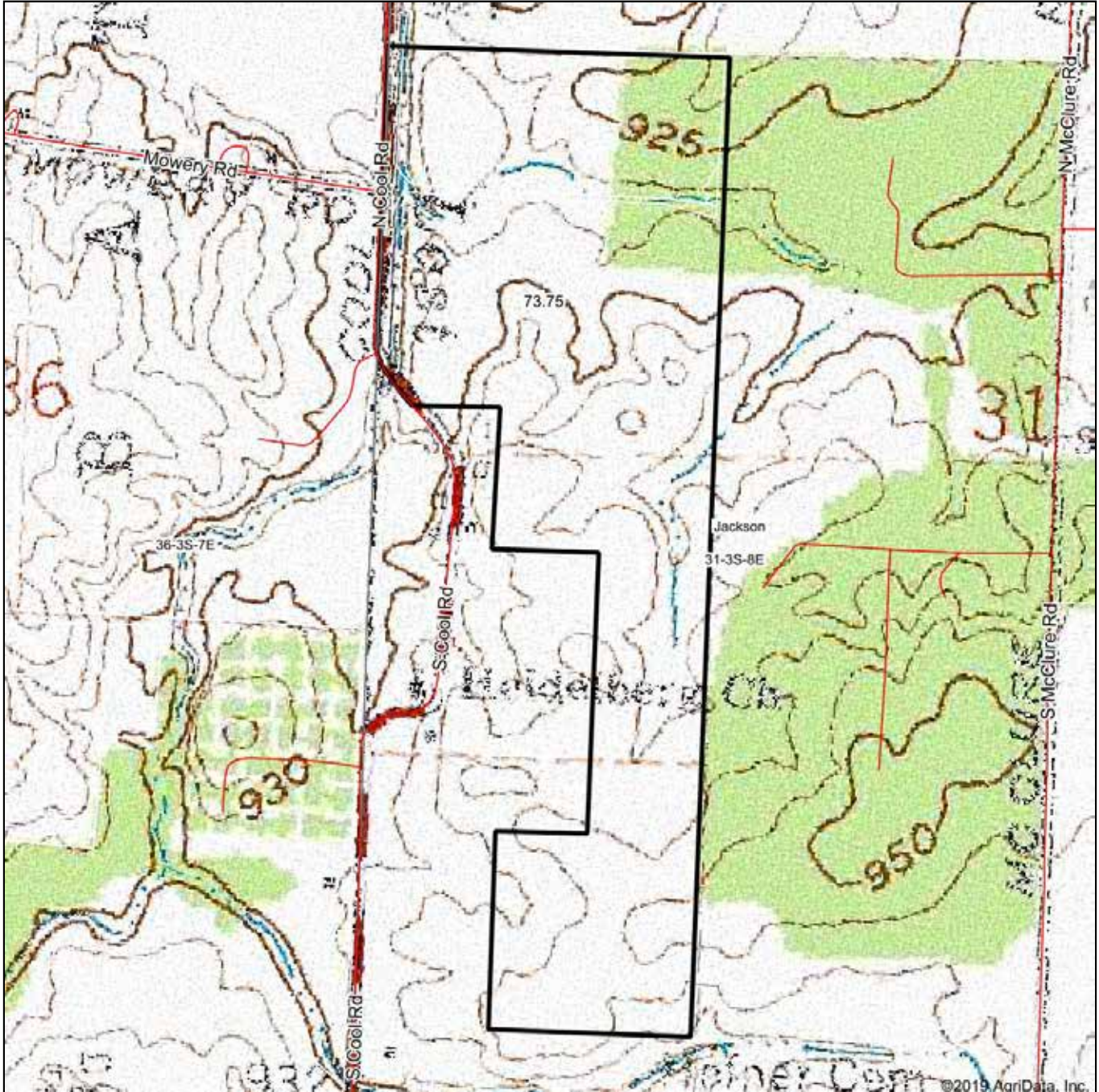
*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

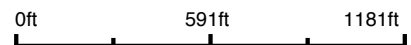
AERIAL & SOIL MAPS

TRACT 14

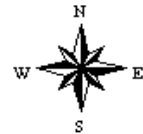
Topography Map



map center: 40° 44' 14.89, -83° 59' 30.09



31-3S-8E
Allen County
Ohio



2/18/2019

FSA INFORMATION (UPDATED)

FSA INFORMATION

FARM: 5339

Ohio
Auglaize

U.S. Department of Agriculture
Farm Service Agency

Prepared: 3/28/19 6:53 AM
Crop Year: 2019

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name RIVERCREST FARM INC	Farm Identifier 4990/5021/5314(5022)	Recon Number
--------------------------------------	---	--------------

Farms Associated with Operator:

Specific information has been redacted.

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
154.46	141.94	141.94	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	141.94	0.0	0.0				

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	70.5		138	0.0
SOYBEANS	71.4		39	0.0
Total Base Acres:	141.9			

Tract Number: 11447 Description: 45-57-R JACKSON TWP ALLEN COUNTY

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
154.46	141.94	141.94	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	141.94	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	70.5		138	0.0
SOYBEANS	71.4		39	0.0
Total Base Acres:	141.9			

Owners: KRUGER PROPERTIES LLC

Other Producers: None

TRACT 11

FSA INFORMATION

FARM: 5469

Ohio
Auglaize

U.S. Department of Agriculture
Farm Service Agency

Prepared: 3/28/19 6:53 AM
Crop Year: 2019

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name RIVERCREST FARM INC	Farm Identifier 1999 ALLEN CO TRANSFER (5288)	Recon Number
---	---	---------------------

Farms Associated with Operator:

Specific information has been redacted.

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
118.58	112.2	112.2	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	112.2	0.0	0.0				

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	52.2		150	0.0
SOYBEANS	52.6		43	0.0
Total Base Acres:	104.8			

Tract Number: 11341 Description: 45-57L ALLEN CO

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
118.58	112.2	112.2	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	112.2	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	52.2		150	0.0
SOYBEANS	52.6		43	0.0
Total Base Acres:	104.8			

Owners: KRUGER PROPERTIES LLC

Other Producers: None

TRACTS 12 & 13

FSA INFORMATION

FARM: 8569

Ohio
Auglaize

U.S. Department of Agriculture
Farm Service Agency

Prepared: 3/28/19 6:54 AM
Crop Year: 2019

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 4

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: RIVERCREST FARM INC
Farm Identifier: 2017 combination (7153/8142)
Recon Number:

Farms Associated with Operator:

Specific information has been redacted.

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
444.25	400.04	400.04	0.0	0.0	0.0	0.0	Active	6
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	400.04	0.0	0.0				

ARC/PLC			
ARC-IC	ARC-CO	PLC	PLC-Default
NONE	WHEAT, CORN, SOYBN	NONE	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	7.88		60	0.0
CORN	233.3		120	0.0
SOYBEANS	148.75		41	0.0
Total Base Acres:	389.93			

Tract Number: 9947 Description: 39003-45-55-L, Allen Co., Richland, Sec. 32 SWE1/4

BIA Range Unit Number:

HEL Status: NHLE: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
154.65	142.82	142.82	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	142.82	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	3.15		60	0.0
CORN	84.72		121	0.0
SOYBEANS	54.95		41	0.0
Total Base Acres:	142.82			

Owners: KRUGER PROPERTIES LLC

Other Producers: None

TRACTS 1-3

FSA INFORMATION

FARM: 8569

Ohio
Auglaize

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Prepared: 3/28/19 6:54 AM
Crop Year: 2019
Page: 2 of 4

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 9952 Description: 39003-45-56-L,Allen,Jackson Twp., Sec. 17 NW 1/4

BIA Range Unit Number: 24

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
49.8	49.8	49.8	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	49.8	0.0	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
WHEAT	1.09		60	0.0		
CORN	29.53		121	0.0		
SOYBEANS	19.15		41	0.0		
Total Base Acres:	49.77					

Owners: KRUGER PROPERTIES LLC

Other Producers: None

Tract Number: 9953 Description: 39003-45-56-L,Allen,Jackson Twp, Sec. 17, S 1/2

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
50.65	38.37	38.37	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	38.37	0.0	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
WHEAT	0.38		60	0.0		
CORN	23.05		121	0.0		
SOYBEANS	14.94		41	0.0		
Total Base Acres:	38.37					

Owners: KRUGER, PEGGY A

KRUGER PROPERTIES LLC

Other Producers: None

TRACTS 4 & 5

TRACTS 8 & 9

FSA INFORMATION

FARM: 8569

Ohio

U.S. Department of Agriculture

Prepared: 3/28/19 6:54 AM

Auglaize

Farm Service Agency

Crop Year: 2019

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 3 of 4

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 9979 Description: 39003-45-56-L, Allen, Jackson Twp, SEc. 17, SW 1/4

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
57.53	44.14	44.14	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	44.14	0.0	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
WHEAT	0.97		60	0.0		
CORN	26.18		121	0.0		
SOYBEANS	16.97		41	0.0		
Total Base Acres:	44.12					

Owners: KRUGER PROPERTIES LLC

Other Producers: None

Tract Number: 12245 Description: 2006 parent tract 9554

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
71.21	70.24	70.24	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	70.24	0.0	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
WHEAT	1.54		60	0.0		
CORN	41.68		121	0.0		
SOYBEANS	27.02		41	0.0		
Total Base Acres:	70.24					

Owners: KRUGER PROPERTIES LLC

Other Producers: None

TRACT 10

TRACT 14

FSA INFORMATION

Ohio
Auglaize

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 8569
Prepared: 3/28/19 6:54 AM
Crop Year: 2019
Page: 4 of 4

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 13998 Description: 2017 combination (9967/13642)

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
60.41	54.67	54.67	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	54.67	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.75		60	0.0
CORN	28.14		114	0.0
SOYBEANS	15.72		39	0.0
Total Base Acres:	44.61			

Owners: KRUGER PROPERTIES LLC

Other Producers: None

TRACTS 6 & 7

FSA INFORMATION

TRACT 11



Auglaize County, Ohio



- Non-Cropland
- 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: 141.94 acres

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

2019 Program Year
 Map Created December 06, 2018

Farm 5339
Tract 11447

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FSA INFORMATION

TRACTS 12 & 13


 United States Department of Agriculture
 Auglaize County, Ohio



-  Non-Cropland
-  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: 112.20 acres

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

2019 Program Year
 Map Created December 06, 2018

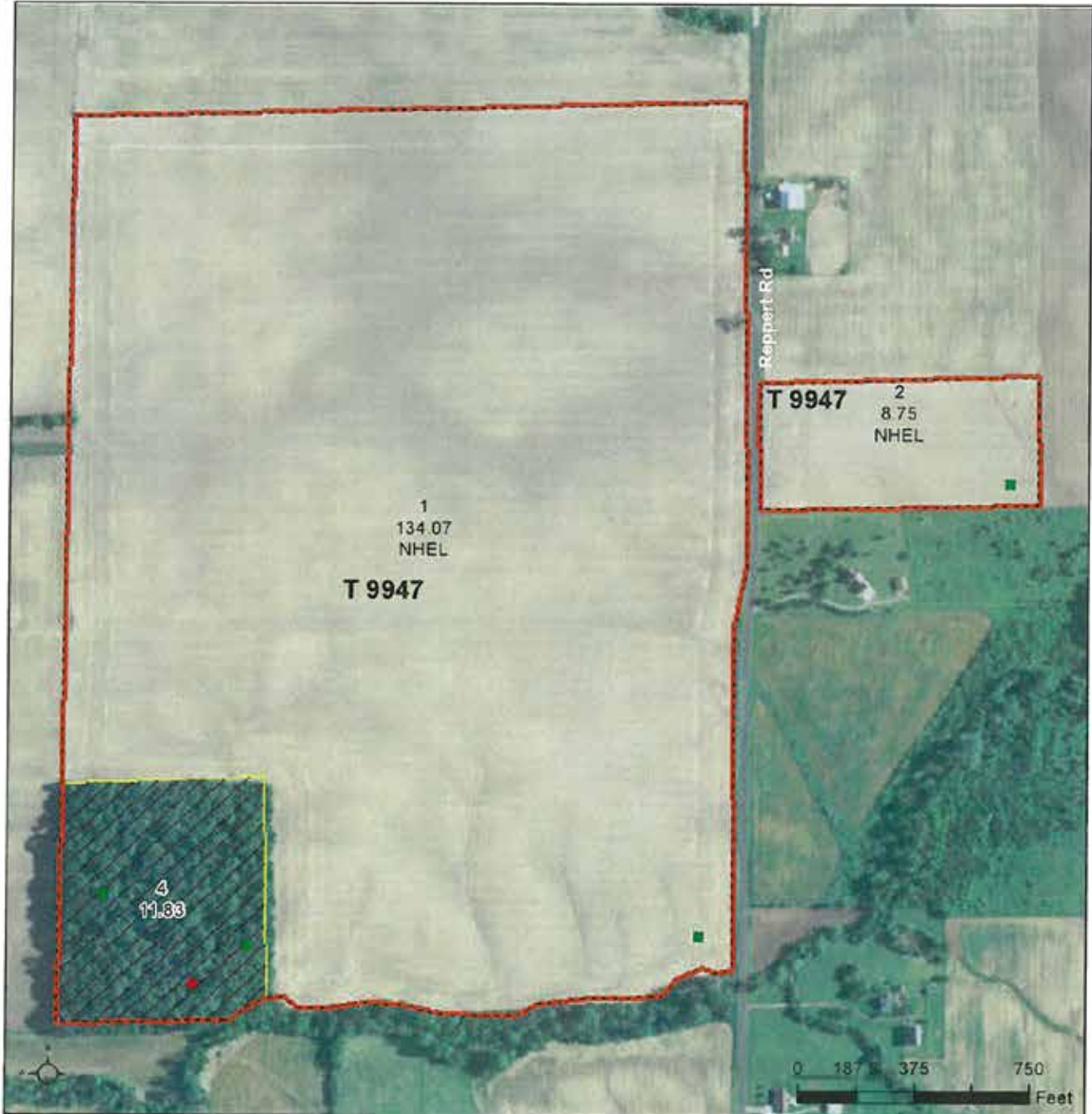
Farm 5469
Tract 11341

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FSA INFORMATION

TRACTS 1-3


 United States Department of Agriculture
 Auglaize County, Ohio



-  Non-Cropland
-  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

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

2019 Program Year
 Map Created December 05, 2018

Farm 8569
Tract 9947

Tract Cropland Total: 142.82 acres

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FSA INFORMATION

TRACTS 4 & 5



United States
Department of
Agriculture

Auglaize County, Ohio



- 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: 49.80 acres

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

2019 Program Year
Map Created December 06, 2018

Farm **8569**
Tract **9952**

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FSA INFORMATION

TRACT 8 & 9


 United States Department of Agriculture
Auglaize County, Ohio



-  Non-Cropland
-  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

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

2019 Program Year
 Map Created December 06, 2018

Farm 8569
Tract 9953

Tract Cropland Total: 38.37 acres

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FSA INFORMATION

TRACT 10


 United States Department of Agriculture
Auglaize County, Ohio



-  Non-Cropland
-  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

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

2019 Program Year
 Map Created December 06, 2018

Farm 8569
Tract 9979

Tract Cropland Total: 44.14 acres

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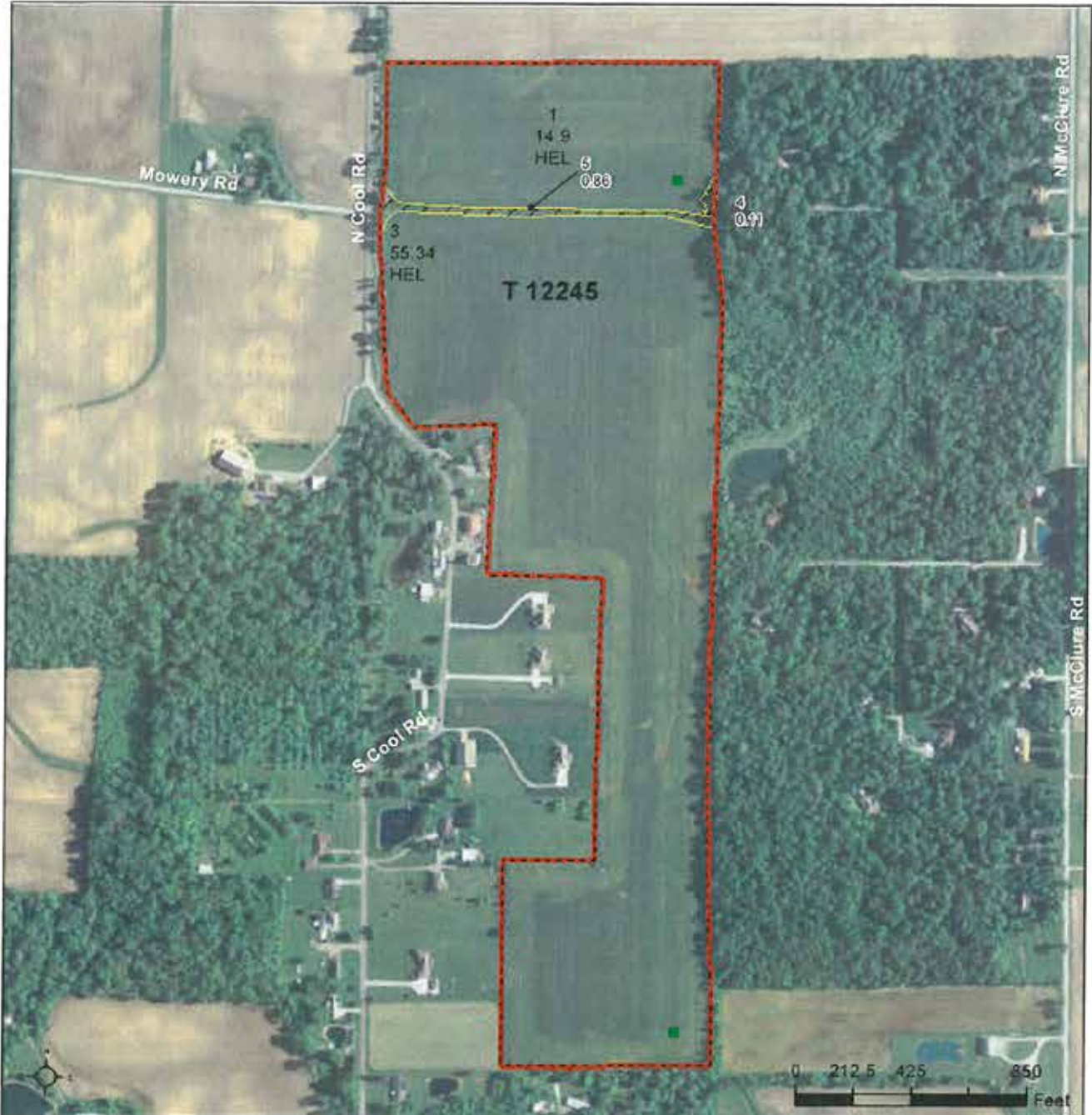
FSA INFORMATION

TRACT 14



United States
Department of
Agriculture

Auglaize County, Ohio



- Non-Cropland
- 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: 70.24 acres

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

2019 Program Year
Map Created December 06, 2018

Farm **8569**
Tract **12245**

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FSA INFORMATION

TRACTS 6 & 7



United States
Department of
Agriculture

Auglaize County, Ohio



- Non-Cropland
- 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: 54.67 acres

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

2019 Program Year
Map Created December 08, 2018

Farm 8569
Tract 13998

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COUNTY TAX RECORDS

COUNTY TAX RECORDS

TRACT 1

Tue Feb 19 13:58:49 EST 2019



The map was prepared by the Allen County Engineer as the Allen County, OH tax map in accordance with Section 31.13, 31.09 of the Ohio Revised Code. Allen County assumes no legal responsibility for the information contained on the map.

COUNTY TAX RECORDS

TRACT 1

Allen County Auditor > PrintProperty

http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...

Print

Property Information				
Property Number	28-3200-04-005.000			Property Address:
Owner Name	RIVERCREST FARM INC			REPPERT RD
Owner Address	REPPERT RD			LIMA OH 45801
Tax Set	A01 BLUFFTON EX V S D			Tax Payer Address:
School District	203 BLUFFTON EVSD			RIVERCREST FARM INC
Neighborhood	01600 Richland Twp			2650 N NAPOLEON RD
Use Code	199 Other agr. use qual CAUV			HARROD OH 45850
Acres	9.00000			USA
Description				
PT SE1/4 RTS 08-02-32				
		Current Value		Recent Transfer
Deferred Ag Charges	N	Mkt Land Value	\$48,600	Valid Sale
Homestead/Disability	N	CAUV	\$17,400	# Parcels
2.5% Reduction	N	Mkt Impr Value	\$0	Deed Type
Divided Property	N	Total	\$48,600	WX-WARRANTY DEED EXMPT
New Construction	N	Current Tax		Amount
Foreclosure	N	Annual Tax	\$319.34	Sale Date
Other Assessments	Y	Paid To Date	\$0.00	1/7/2019
Tax Lien Pending/Sold	N	Total Due	\$319.34	Conveyance
6012				
<< Previous Card Card 1 of 0 Next Card >>				

Land								
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Adjusted Rate	Value
A5Tillable	8.84	0	0.00	0.00	0.00	0	\$5,500	\$48,620
A9Waste	0.16	0	0.00	0.00	0.00	0	\$0	\$0

CAUV Land Lines					
Land Type	Soil Type	Acres	Adjusted Rate	Value	
ZC - Crop	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	0.80	\$2,870	\$2,300	
ZC - Crop	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	3.92	\$1,730	\$6,780	
ZC - Crop	BOA - BLOUNT SILT LOAM 0-2% SLOPES	4.12	\$2,020	\$8,320	
ZO - Other	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	0.03	\$0	\$0	
ZO - Other	BOA - BLOUNT SILT LOAM 0-2% SLOPES	0.13	\$0	\$0	

Card - 1				
Improvements				
IMPR Type	Description	Area	Year Built	Value
No Improvements On This Property				


Card - 1
Property Sketch and Photos -- Card 1

COUNTY TAX RECORDS

TRACT 1

Allen County Auditor > PrintProperty

<http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...>

Property Sketch	Property Photos
	
Print Version	

Last Updated: 3/26/2019

COUNTY TAX RECORDS

TRACT 2

Tue Feb 19 13:54:30 EST 2019



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COUNTY TAX RECORDS

TRACT 2

Allen County Auditor > PrintProperty

http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...

Print

Property Information					
Property Number	28-3200-04-003.000			Property Address:	
Owner Name	RIVERCREST FARM INC			REPPERT RD	
Owner Address	REPPERT RD			LIMA OH 45801	
Tax Set	A01 BLUFFTON EX V S D			Tax Payer Address:	
School District	203 BLUFFTON EVSD			RIVERCREST FARM INC	
Neighborhood	01600 Richland Twp			2650 N NAPOLEON RD	
Use Code	110 Agr vacant land qualified CAUV			HARROD OH 45850	
Acres	83.20000			USA	
Description					
PT SW1/4 & PT SE1/4 RTS 08-02-32					
		Current Value		Recent Transfer	
Deferred Ag Charges	N	Mkt Land Value	\$454,200	Valid Sale	N
Homestead/Disability	N	CAUV	\$186,610	# Parcels	12
2.5% Reduction	N	Mkt Impr Value	\$0	Deed Type	WX-WARRANTY DEED EXMPT
Divided Property	N	Total	\$454,200	Amount	\$0
New Construction	N	Current Tax		Sale Date	1/7/2019
Foreclosure	N	Annual Tax	\$3,074.41	Conveyance	6012
Other Assessments	Y	Paid To Date	\$0.00		
Tax Lien Pending/Sold	N	Total Due	\$3,074.41		
<< Previous Card Card 1 of 0 Next Card >>					

Land								
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Adjusted Rate	Value
A5Tillable	82.58	0	0.00	0.00	0.00	0	\$5,500	\$454,190
A9Waste	0.62	0	0.00	0.00	0.00	0	\$0	\$0

CAUV Land Lines					
Land Type	Soil Type	Acres	Adjusted Rate	Value	
ZC - Crop	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	26.37	\$2,870	\$75,680	
ZC - Crop	BOA - BLOUNT SILT LOAM 0-2% SLOPES	47.20	\$2,020	\$95,340	
ZC - Crop	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	9.01	\$1,730	\$15,590	
ZO - Other	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	0.14	\$0	\$0	
ZO - Other	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	0.08	\$0	\$0	
ZO - Other	BOA - BLOUNT SILT LOAM 0-2% SLOPES	0.40	\$0	\$0	

Card - 1				
Improvements				
IMPR Type	Description	Area	Year Built	Value
No Improvements On This Property				

Card - 1
Property Sketch and Photos -- Card 1

COUNTY TAX RECORDS

TRACT 2

Allen County Auditor > PrintProperty

<http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...>

Property Sketch	Property Photos
	
Print Version	

Last Updated: 3/26/2019

COUNTY TAX RECORDS

TRACT 3

Tue Feb 19 13:56:25 EST 2019



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COUNTY TAX RECORDS

TRACT 3

Allen County Auditor > PrintProperty

http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...

Print

Property Information					
Property Number	38-0500-01-002.000			Property Address:	
Owner Name	RIVERCREST FARM INC			REPPERT RD	
Owner Address	REPPERT RD LIMA OH 45801			LIMA OH 45801	
Tax Set	I28 ALLEN EAST L. S. D.			Tax Payer Address:	
School District	201 ALLEN EAST LSD			RIVERCREST FARM INC	
Neighborhood	02200 Jackson Twp			2650 N NAPOLEON RD	
Use Code	110 Agr vacant land qualified CAUV			HARROD OH 45850	
Acres	65.37000			USA	
Description					
PT NW1/4 & PT NE1/4-.41 TWP RD EASEMENT RTS 08-03-05					
		Current Value		Recent Transfer	
Deferred Ag Charges	N	Mkt Land Value	\$322,700	Valid Sale	N
Homestead/Disability	N	CAUV	\$74,620	# Parcels	12
2.5% Reduction	N	Mkt Impr Value	\$0	Deed Type	WX-WARRANTY DEED EXMPT
Divided Property	N	Total	\$322,700	Amount	\$0
New Construction	N	Current Tax		Sale Date	1/7/2019
Foreclosure	N	Annual Tax	\$1,514.13	Conveyance	6012
Other Assessments	Y	Paid To Date	\$0.00		
Tax Lien Pending/Sold	N	Total Due	\$1,514.13		
<< Previous Card Card 1 of 0 Next Card >>					

Land								
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Adjusted Rate	Value
A0Row	0.41	0	0.00	0.00	0.00	0	\$0	\$0
A5Tillable	50.35	0	0.00	0.00	0.00	0	\$5,800	\$292,030
A9Waste	0.48	0	0.00	0.00	0.00	0	\$0	\$0
A9Waste	0.81	0	0.00	0.00	0.00	0	\$0	\$0
A8Woodland	13.32	0	0.00	0.00	0.00	0	\$2,300	\$30,640

CAUV Land Lines					
Land Type	Soil Type	Acres	Adjusted Rate	Value	
ZC - Crop	GRB2 - GLYNWOOD SILTY CLAY LOAM 2-6%	5.39	\$460	\$2,480	
ZC - Crop	LCD2 - LYBRAND SILTY CLAY LOAM 12-20%	1.44	\$350	\$500	
ZC - Crop	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	30.94	\$1,730	\$53,530	
ZC - Crop	GRC2 - GLYNWOOD SILTY CLAY LOAM 6-12%	5.77	\$350	\$2,020	
ZC - Crop	BOA - BLOUNT SILT LOAM 0-2% SLOPES	0.75	\$2,020	\$1,520	
ZC - Crop	SKA - SHOALS SILT LOAM T-SUBST 0-1%	2.52	\$2,100	\$5,290	
ZC - Crop	GNB - GLYNWOOD SILT LOAM 2-6% SLOPES	3.54	\$1,130	\$4,000	
ZO - Other	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	0.58	\$0	\$0	
ZO - Other	SKA - SHOALS SILT LOAM T-SUBST 0-1%	0.13	\$0	\$0	
ZO - Other	GRC2 - GLYNWOOD SILTY CLAY LOAM 6-12%	0.08	\$0	\$0	
ZO - Other	GNB - GLYNWOOD SILT LOAM 2-6% SLOPES	0.10	\$0	\$0	
ZO - Other	SKA - SHOALS SILT LOAM T-SUBST 0-1%	0.81	\$0	\$0	
ZW - Woodland	GRC2 - GLYNWOOD SILTY CLAY LOAM 6-12%	0.77	\$230	\$180	
ZW - Woodland	LCD2 - LYBRAND SILTY CLAY LOAM 12-20%	0.27	\$230	\$60	
ZW - Woodland	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	1.65	\$1,080	\$1,780	
ZW - Woodland	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	5.95	\$300	\$1,790	
ZW - Woodland	SKA - SHOALS SILT LOAM T-SUBST 0-1%	2.20	\$410	\$900	
ZW - Woodland	GRB2 - GLYNWOOD SILTY CLAY LOAM 2-6%	2.48	\$230	\$570	



COUNTY TAX RECORDS

TRACT 3

Allen County Auditor > PrintProperty

<http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...>

Card - 1				
Improvements				
IMPR Type	Description	Area	Year Built	Value
No Improvements On This Property				

Card - 1	
Property Sketch and Photos -- Card 1	
Property Sketch	Property Photos
	
Print Version	

Last Updated: 3/26/2019

COUNTY TAX RECORDS

TRACT 4 & 5

Allen County Auditor > PrintProperty

http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...

Print

Property Information					
Property Number	38-1700-02-001.000			Property Address:	
Owner Name	RIVERCREST FARM INC			SANDUSKY RD	
Owner Address	SANDUSKY RD			LIMA OH 45801	
Tax Set	I28 ALLEN EAST L. S. D.			Tax Payer Address:	
School District	201 ALLEN EAST LSD			RIVERCREST FARM INC	
Neighborhood	02200 Jackson Twp			2650 N NAPOLEON RD	
Use Code	110 Agr vacant land qualified CAUV			HARROD OH 45850	
Acres	49.86000			USA	
Description					
PT NW1/4 RTS 08-03-17					
		Current Value		Recent Transfer	
Deferred Ag Charges	N	Mkt Land Value	\$281,800	Valid Sale	N
Homestead/Disability	N	CAUV	\$104,370	# Parcels	12
2.5% Reduction	N	Mkt Impr Value	\$0	Deed Type	WX-WARRANTY DEED EXMPT
Divided Property	N	Total	\$281,800	Amount	\$0
New Construction	N	Current Tax		Sale Date	1/7/2019
Foreclosure	N	Annual Tax	\$1,529.20	Conveyance	6012
Other Assessments	Y	Paid To Date	\$0.00		
Tax Lien Pending/Sold	N	Total Due	\$1,529.20		
<< Previous Card Card 1 of 0 Next Card >>					

Land								
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Adjusted Rate	Value
A5Tillable	48.59	0	0.00	0.00	0.00	0	\$5,800	\$281,820
A9Waste	1.27	0	0.00	0.00	0.00	0	\$0	\$0

CAUV Land Lines					
Land Type	Soil Type	Acres	Adjusted Rate	Value	
ZC - Crop	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	27.79	\$1,730	\$48,080	
ZC - Crop	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	17.62	\$2,870	\$50,570	
ZC - Crop	BOA - BLOUNT SILT LOAM 0-2% SLOPES	2.54	\$2,020	\$5,130	
ZC - Crop	GNB - GLYNWOOD SILT LOAM 2-6% SLOPES	0.43	\$1,130	\$490	
ZC - Crop	GRB2 - GLYNWOOD SILTY CLAY LOAM 2-6%	0.21	\$460	\$100	
ZO - Other	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	0.94	\$0	\$0	
ZO - Other	GNB - GLYNWOOD SILT LOAM 2-6% SLOPES	0.33	\$0	\$0	

Card - 1					
Improvements					
IMPR Type	Description	Area	Year Built	Value	
No Improvements On This Property					

Card - 1					
Property Sketch and Photos -- Card 1					

COUNTY TAX RECORDS

TRACT 4 & 5

Allen County Auditor > PrintProperty

<http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...>

Property Sketch	Property Photos
	
Print Version	

Last Updated: 3/26/2019

COUNTY TAX RECORDS

TRACT 6

Allen County Auditor > PrintProperty

http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...

Print

Property Information					
Property Number	38-1600-02-005.000			Property Address:	
Owner Name	RIVERCREST FARM INC			SWANEY RD	
Owner Address	SWANEY RD			HARROD OH 45850	
Tax Set	HARROD OH 45850				
School District	I28 ALLEN EAST L. S. D.			Tax Payer Address:	
Neighborhood	201 ALLEN EAST LSD			RIVERCREST FARM INC	
Use Code	02200 Jackson Twp			2650 N NAPOLEON RD	
Acres	110 Agr vacant land qualified CAUV			HARROD OH 45850	
	35.89000			USA	
Description					
PT NW1/4 RTS 08-03-16					
		Current Value		Recent Transfer	
Deferred Ag Charges	N	Mkt Land Value	\$201,200	Valid Sale	N
Homestead/Disability	N	CAUV	\$61,330	# Parcels	12
2.5% Reduction	N	Mkt Impr Value	\$0	Deed Type	WX-WARRANTY DEED EXMPT
Divided Property	N	Total	\$201,200	Amount	\$0
New Construction	N	Current Tax		Sale Date	1/7/2019
Foreclosure	N	Annual Tax	\$904.28	Conveyance	6012
Other Assessments	Y	Paid To Date	\$0.00		
Tax Lien Pending/Sold	N	Total Due	\$904.28		
<< Previous Card Card 1 of 0 Next Card >>					

Land								
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Adjusted Rate	Value
A5Tillable	34.69	0	0.00	0.00	0.00	0	\$5,800	\$201,200
A9Waste	1.20	0	0.00	0.00	0.00	0	\$0	\$0

CAUV Land Lines					
Land Type	Soil Type	Acres	Adjusted Rate	Value	
ZC - Crop	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	20.36	\$1,730	\$35,220	
ZC - Crop	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	3.50	\$2,870	\$10,050	
ZC - Crop	GRB2 - GLYNWOOD SILTY CLAY LOAM 2-6%	3.50	\$460	\$1,610	
ZC - Crop	HPB - HOUCTOWN SANDY LOAM 2-4% SLOP	1.55	\$1,790	\$2,770	
ZC - Crop	BOA - BLOUNT SILT LOAM 0-2% SLOPES	5.78	\$2,020	\$11,680	
ZO - Other	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	0.28	\$0	\$0	
ZO - Other	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	0.67	\$0	\$0	
ZO - Other	BOA - BLOUNT SILT LOAM 0-2% SLOPES	0.25	\$0	\$0	

Card - 1				
Improvements				
IMPR Type	Description	Area	Year Built	Value
No Improvements On This Property				



Card - 1				
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COUNTY TAX RECORDS

TRACT 6

Allen County Auditor > PrintProperty

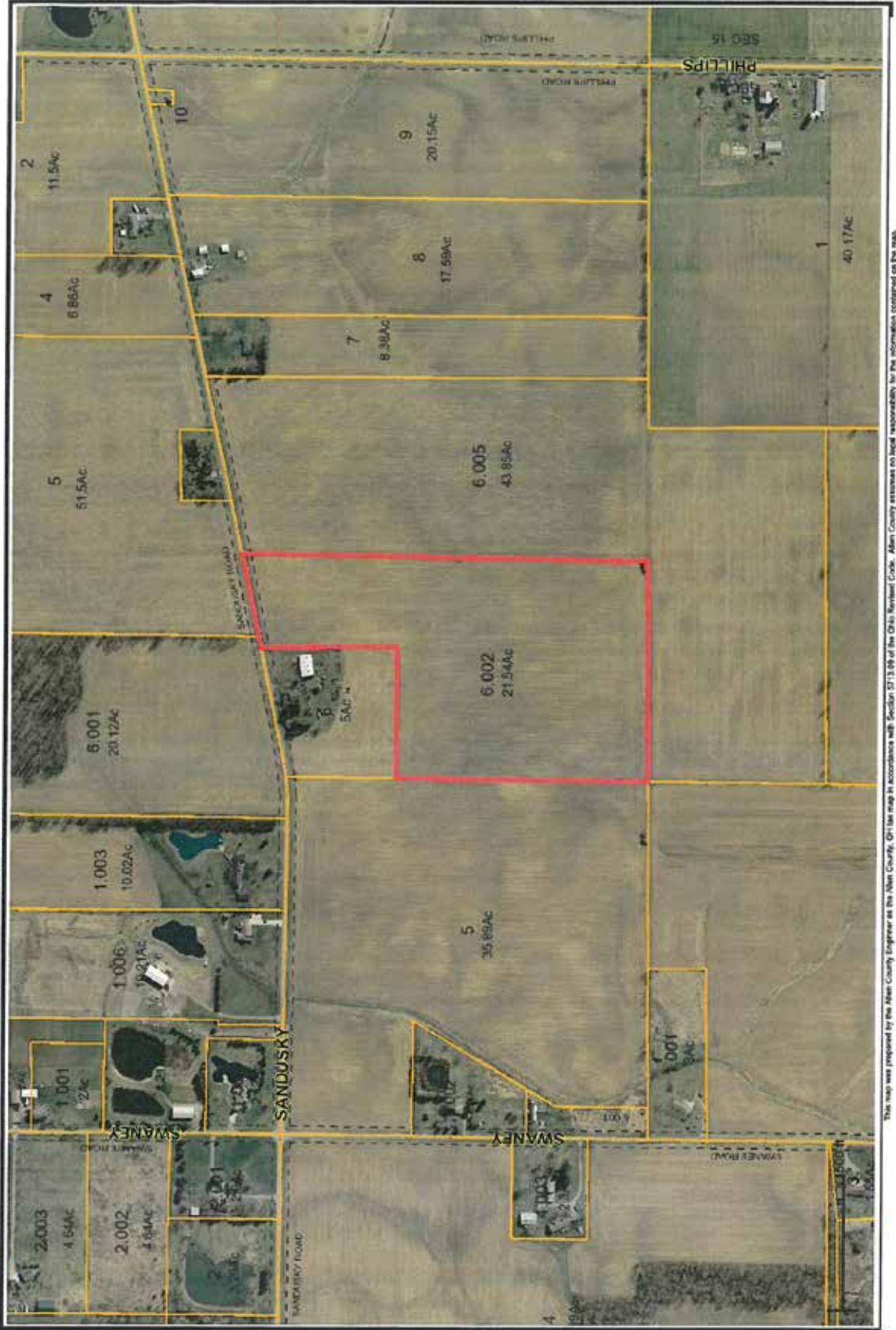
<http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...>

Property Sketch and Photos -- Card 1	
Property Sketch	Property Photos
	Last Updated: 3/26/2019 
Print Version	

COUNTY TAX RECORDS

TRACT 7

Tue Feb 19 13:46:10 EST 2019



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COUNTY TAX RECORDS

TRACT 7

Allen County Auditor > PrintProperty

http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...

Print

Property Information			
Property Number	38-1600-01-006.002	Property Address:	
Owner Name	KRUGER PROPERTIES LLC	SANDUSKY RD	
Owner Address	SANDUSKY RD HARROD OH 45850	HARROD OH 45850	
Tax Set	I28 ALLEN EAST L. S. D.	Tax Payer Address:	
School District	201 ALLEN EAST LSD	KRUGER PROPERTIES LLC	
Neighborhood	02200 Jackson Twp	2650 N NAPOLEON RD	
Use Code	110 Agr vacant land qualified CAUV	HARROD OH 45850	
Acres	21.54000	USA	
Description			
PT NE1/4 RTS 08-03-16			
		Current Value	Recent Transfer
Deferred Ag Charges	N	Mkt Land Value	Valid Sale
Homestead/Disability	N	CAUV	Y
2.5% Reduction	N	Mkt Impr Value	# Parcels
Divided Property	N	Total	1
New Construction	N	Current Tax	Deed Type
Foreclosure	N	Annual Tax	F-FIDUCIARY DEED
Other Assessments	Y	Paid To Date	Amount
Tax Lien Pending/Sold	N	Total Due	\$211,000
			Sale Date
			11/21/2013
			Conveyance
			1855
<< Previous Card Card 1 of 0 Next Card >>			

Land								
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Adjusted Rate	Value
A9Waste	0.24	0	0.00	0.00	0.00	0	\$0	\$0
A5Tillable	21.30	0	0.00	0.00	0.00	0	\$5,800	\$123,540

CAUV Land Lines				
Land Type	Soil Type	Acres	Adjusted Rate	Value
ZC - Crop	BOA - BLOUNT SILT LOAM 0-2% SLOPES	2.14	\$2,020	\$4,320
ZC - Crop	HPB - HOUCTOWN SANDY LOAM 2-4% SLOP	1.14	\$1,790	\$2,040
ZC - Crop	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	4.81	\$1,730	\$8,320
ZC - Crop	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	7.23	\$2,870	\$20,750
ZC - Crop	GNB - GLYNWOOD SILT LOAM 2-6% SLOPES	5.98	\$1,130	\$6,760
ZO - Other	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	0.24	\$0	\$0

Improvements				
IMPR Type	Description	Area	Year Built	Value
No Improvements On This Property				

Property Sketch and Photos -- Card 1

COUNTY TAX RECORDS

TRACT 7

Allen County Auditor > PrintProperty

<http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...>

Property Sketch	Property Photos
	
Print Version	

Last Updated: 3/26/2019

COUNTY TAX RECORDS

TRACT 8

Tue Feb 19 14:03:08 EST 2019



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COUNTY TAX RECORDS

TRACT 8

Allen County Auditor > PrintProperty

http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...

Print

Property Information			
Property Number	38-1700-03-011.000	Property Address:	
Owner Name	RIVERCREST FARM INC	N NAPOLEON RD	
Owner Address	N NAPOLEON RD	HARROD OH 45850	
Tax Set	I28 ALLEN EAST L. S. D.	Tax Payer Address:	
School District	201 ALLEN EAST LSD	RIVERCREST FARM INC	
Neighborhood	02200 Jackson Twp	2650 N NAPOLEON RD	
Use Code	110 Agr vacant land qualified CAUV	HARROD OH 45850	
Acres	11.00000	USA	
Description			
PT SW1/4 RTS 08-03-17 NSRNT			
		Current Value	Recent Transfer
Deferred Ag Charges	N	Mkt Land Value	Valid Sale
		\$48,200	N
Homestead/Disability	N	CAUV	# Parcels
		\$20,480	12
2.5% Reduction	N	Mkt Impr Value	Deed Type
		\$0	WX-WARRANTY DEED EXMPT
Divided Property	N	Total	Amount
		\$48,200	\$0
New Construction	N	Current Tax	Sale Date
			1/7/2019
Foreclosure	N	Annual Tax	Conveyance
		\$300.15	6012
Other Assessments	N	Paid To Date	
		\$0.00	
Tax Lien Pending/Sold	N	Total Due	
		\$300.15	
<< Previous Card Card 1 of 0 Next Card >>			

Land								
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Adjusted Rate	Value
A0Row	0.41	0	0.00	0.00	0.00	0	\$0	\$0
A5Tillable	7.36	0	0.00	0.00	0.00	0	\$5,800	\$42,690
A8Woodland	2.38	0	0.00	0.00	0.00	0	\$2,300	\$5,470
A9Waste	0.04	0	0.00	0.00	0.00	0	\$0	\$0
A9Waste	0.81	0	0.00	0.00	0.00	0	\$0	\$0

CAUV Land Lines				
Land Type	Soil Type	Acres	Adjusted Rate	Value
ZC - Crop	MBA - MEDWAY SILT LOAM 0-2% SLOPES	5.61	\$2,520	\$14,140
ZC - Crop	KNA - KNOXDALE SILT LOAM 0-2%	0.38	\$2,270	\$860
ZC - Crop	SHA - SHOALS SILT LOAM 0-1% SLOPES	1.37	\$2,100	\$2,880
ZO - Other	W - WATER	0.05	\$0	\$0
ZO - Other	KNA - KNOXDALE SILT LOAM 0-2%	0.03	\$0	\$0
ZO - Other	MBA - MEDWAY SILT LOAM 0-2% SLOPES	0.28	\$0	\$0
ZO - Other	SHA - SHOALS SILT LOAM 0-1% SLOPES	0.09	\$0	\$0
ZO - Other	W - WATER	0.55	\$0	\$0
ZO - Other	KNA - KNOXDALE SILT LOAM 0-2%	0.26	\$0	\$0
ZW - Woodland	MBA - MEDWAY SILT LOAM 0-2% SLOPES	0.13	\$1,520	\$200
ZW - Woodland	SHA - SHOALS SILT LOAM 0-1% SLOPES	0.53	\$410	\$220
ZW - Woodland	KNA - KNOXDALE SILT LOAM 0-2%	1.72	\$1,270	\$2,180

Card - 1
Improvements

COUNTY TAX RECORDS

TRACT 8



Allen County Auditor > PrintProperty

<http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...>

IMPR Type	Description	Area	Year Built	Value
	No Improvements On This Property			

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	
Print Version	

Last Updated: 3/26/2019

COUNTY TAX RECORDS

TRACT 9

Tue Feb 19 14:06:32 EST 2019



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COUNTY TAX RECORDS

TRACT 9

Allen County Auditor > PrintProperty

http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...

Print

Property Information			
Property Number	38-1700-04-002.000	Property Address:	
Owner Name	RIVERCREST FARM INC	N NAPOLEON RD	
Owner Address	N NAPOLEON RD HARROD OH 45850	HARROD OH 45850	
Tax Set	I28 ALLEN EAST L. S. D.	Tax Payer Address:	
School District	201 ALLEN EAST LSD	RIVERCREST FARM INC	
Neighborhood	02200 Jackson Twp	2650 N NAPOLEON RD	
Use Code	199 Other agr. use qual CAUV	HARROD OH 45850	
Acres	40.69000	USA	
Description			
PT SE1/4 & PT SW1/4 RTS 08-03-17 NSRNT			
		Current Value	Recent Transfer
Deferred Ag Charges	N	Mkt Land Value	Valid Sale
		\$212,200	N
Homestead/Disability	N	CAUV	# Parcels
		\$66,940	12
2.5% Reduction	N	Mkt Impr Value	Deed Type
		\$26,600	WX-WARRANTY DEED EXMPT
Divided Property	N	Total	Amount
		\$238,800	\$0
New Construction	N	Current Tax	
		Annual Tax	Sale Date
Foreclosure	N	\$1,370.54	1/7/2019
Other Assessments	Y	Paid To Date	Conveyance
		\$0.00	6012
Tax Lien Pending/Sold	N	Total Due	
		\$1,370.54	
<< Previous Card Card 1 of 1 Next Card >>			

Land								
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Adjusted Rate	Value
A5Tillable	32.98	0	0.00	0.00	0.00	0	\$5,800	\$191,280
A8Woodland	6.91	0	0.00	0.00	0.00	0	\$2,300	\$15,890
A9Waste	0.55	0	0.00	0.00	0.00	0	\$0	\$0
A1Primary Site	0.25	0	0.00	0.00	0.00	0	\$20,000	\$5,000

CAUV Land Lines				
Land Type	Soil Type	Acres	Adjusted Rate	Value
ZC - Crop	MBA - MEDWAY SILT LOAM 0-2% SLOPES	0.01	\$2,520	\$30
ZC - Crop	GNB - GLYNWOOD SILT LOAM 2-6% SLOPES	10.96	\$1,130	\$12,380
ZC - Crop	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	7.79	\$2,870	\$22,360
ZC - Crop	GNC - GLYNWOOD SILT LOAM 6-12% SLOPE	0.81	\$620	\$500
ZC - Crop	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	13.41	\$1,730	\$23,200
ZO - Other	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	0.11	\$0	\$0
ZO - Other	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	0.22	\$0	\$0
ZO - Other	GNB - GLYNWOOD SILT LOAM 2-6% SLOPES	0.22	\$0	\$0
ZW - Woodland	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	1.81	\$1,080	\$1,950
ZW - Woodland	LBF - LYBRAND SILT LOAM 20-55% SLOPE	0.30	\$230	\$70
ZW - Woodland	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	4.07	\$300	\$1,220
ZW - Woodland	GNB - GLYNWOOD SILT LOAM 2-6% SLOPES	0.73	\$310	\$230

Card - 1
Improvements

COUNTY TAX RECORDS

TRACT 9

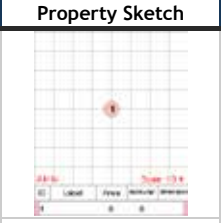

Allen County Auditor > PrintProperty

<http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...>

IMPR Type	Description	Area	Year Built	Value
Other Improvement	504 C L Fence 6' Hi W/Top Rail	220 SQ FT	2012	\$1,930
Other Improvement	763 Telphone/Telegraph Brk/Conc	240 SQ FT	2012	\$21,190

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
 <p>Print Version</p>	

Last Updated: 3/26/2019

COUNTY TAX RECORDS

PART OF TRACT 10

Tue Feb 19 14:02:44 EST 2019



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COUNTY TAX RECORDS

PART OF TRACT 10

Allen County Auditor > PrintProperty

http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...

Print

Property Information			
Property Number	38-1700-03-003.001	Property Address:	
Owner Name	RIVERCREST FARM INC	FISHER RD	
Owner Address	FISHER RD	HARROD OH 45850	
Tax Set	HARROD OH 45850	Tax Payer Address:	
School District	I28 ALLEN EAST L. S. D.	RIVERCREST FARM INC	
Neighborhood	201 ALLEN EAST LSD	2650 N NAPOLEON RD	
Use Code	02200 Jackson Twp	HARROD OH 45850	
Acres	110 Agr vacant land qualified CAUV	USA	
	30.15000		
Description			
PT SW1/4 RTS 08-03-17 NSRNT			
		Current Value	Recent Transfer
Deferred Ag Charges	N	Mkt Land Value	Valid Sale
		\$161,800	N
Homestead/Disability	N	CAUV	# Parcels
		\$42,870	12
2.5% Reduction	N	Mkt Impr Value	Deed Type
		\$0	WX-WARRANTY DEED EXMPT
Divided Property	N	Total	Amount
		\$161,800	\$0
New Construction	N	Current Tax	Sale Date
			1/7/2019
Foreclosure	N	Annual Tax	Conveyance
		\$627.94	6012
Other Assessments	Y	Paid To Date	
		\$0.00	
Tax Lien Pending/Sold	N	Total Due	
		\$627.94	
<< Previous Card Card 1 of 0 Next Card >>			

Land								
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Adjusted Rate	Value
A5Tillable	26.67	0	0.00	0.00	0.00	0	\$5,800	\$154,690
A8Woodland	3.10	0	0.00	0.00	0.00	0	\$2,300	\$7,130
A9Waste	0.38	0	0.00	0.00	0.00	0	\$0	\$0

CAUV Land Lines					
Land Type	Soil Type	Acres	Adjusted Rate	Value	
ZC - Crop	HRB - HOUCTOWN LOAM 2-6% SLOPES	0.06	\$1,930	\$120	
ZC - Crop	SRA - SLOAN SILTY CLAY LOAM T-SUBST	0.42	\$2,150	\$900	
ZC - Crop	SFB - SHAWTOWN LOAM 2-6% SLOPES	2.40	\$510	\$1,220	
ZC - Crop	GNB - GLYNWOOD SILT LOAM 2-6% SLOPES	4.34	\$1,130	\$4,900	
ZC - Crop	MBA - MEDWAY SILT LOAM 0-2% SLOPES	7.09	\$2,520	\$17,870	
ZC - Crop	SKA - SHOALS SILT LOAM T-SUBST 0-1%	0.05	\$2,100	\$110	
ZC - Crop	GRB2 - GLYNWOOD SILTY CLAY LOAM 2-6%	4.64	\$460	\$2,130	
ZC - Crop	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	7.67	\$1,730	\$13,270	
ZO - Other	SKA - SHOALS SILT LOAM T-SUBST 0-1%	0.05	\$0	\$0	
ZO - Other	MBA - MEDWAY SILT LOAM 0-2% SLOPES	0.11	\$0	\$0	
ZO - Other	SFB - SHAWTOWN LOAM 2-6% SLOPES	0.17	\$0	\$0	
ZO - Other	SRA - SLOAN SILTY CLAY LOAM T-SUBST	0.05	\$0	\$0	
ZW - Woodland	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	1.41	\$300	\$420	
ZW - Woodland	MBA - MEDWAY SILT LOAM 0-2% SLOPES	1.15	\$1,520	\$1,750	
ZW - Woodland	KNA - KNOXDALE SILT LOAM 0-2%	0.02	\$1,270	\$30	
ZW - Woodland	GRB2 - GLYNWOOD SILTY CLAY LOAM 2-6%	0.18	\$230	\$40	
ZW - Woodland	GNB - GLYNWOOD SILT LOAM 2-6% SLOPES	0.34	\$310	\$110	

Card - 1

COUNTY TAX RECORDS

PART OF TRACT 10



Allen County Auditor > PrintProperty

<http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...>

Improvements				
IMPR Type	Description	Area	Year Built	Value
No Improvements On This Property				

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	
Print Version	

Last Updated: 3/26/2019

COUNTY TAX RECORDS

PART OF TRACT 10

Tue Feb 19 14:05:51 EST 2019



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COUNTY TAX RECORDS

PART OF TRACT 10

Allen County Auditor > PrintProperty

http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...

Print

Property Information					
Property Number	38-2000-02-003.002			Property Address:	
Owner Name	RIVERCREST FARM INC			FISHER RD	
Owner Address	FISHER RD			HARROD OH 45850	
Tax Set	I28 ALLEN EAST L. S. D.			Tax Payer Address:	
School District	201 ALLEN EAST LSD			RIVERCREST FARM INC	
Neighborhood	02200 Jackson Twp			2650 N NAPOLEON RD	
Use Code	110 Agr vacant land qualified CAUV			HARROD OH 45850	
Acres	24.62000			USA	
Description					
PT NW1/4 RTS 08-03-20 NSRNT					
		Current Value		Recent Transfer	
Deferred Ag Charges	N	Mkt Land Value	\$122,200	Valid Sale	N
Homestead/Disability	N	CAUV	\$32,950	# Parcels	12
2.5% Reduction	N	Mkt Impr Value	\$0	Deed Type	WX-WARRANTY DEED EXMPT
Divided Property	N	Total	\$122,200	Amount	\$0
New Construction	N	Current Tax		Sale Date	1/7/2019
Foreclosure	N	Annual Tax	\$482.66	Conveyance	6012
Other Assessments	Y	Paid To Date	\$0.00		
Tax Lien Pending/Sold	N	Total Due	\$482.66		
<< Previous Card Card 1 of 0 Next Card >>					

Land								
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Adjusted Rate	Value
A5Tillable	18.86	0	0.00	0.00	0.00	0	\$5,800	\$109,390
A8Woodland	5.57	0	0.00	0.00	0.00	0	\$2,300	\$12,810
A9Waste	0.04	0	0.00	0.00	0.00	0	\$0	\$0
A9Waste	0.15	0	0.00	0.00	0.00	0	\$0	\$0

CAUV Land Lines					
Land Type	Soil Type	Acres	Adjusted Rate	Value	
ZC - Crop	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	4.26	\$2,870	\$12,230	
ZC - Crop	SKA - SHOALS SILT LOAM T-SUBST 0-1%	1.19	\$2,100	\$2,500	
ZC - Crop	GRB2 - GLYNWOOD SILTY CLAY LOAM 2-6%	3.88	\$460	\$1,780	
ZC - Crop	HRB - HOUCTOWN LOAM 2-6% SLOPES	0.55	\$1,930	\$1,060	
ZC - Crop	SFB - SHAWTOWN LOAM 2-6% SLOPES	0.21	\$510	\$110	
ZC - Crop	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	6.01	\$1,730	\$10,400	
ZC - Crop	GNB - GLYNWOOD SILT LOAM 2-6% SLOPES	2.76	\$1,130	\$3,120	
ZO - Other	SKA - SHOALS SILT LOAM T-SUBST 0-1%	0.04	\$0	\$0	
ZO - Other	SKA - SHOALS SILT LOAM T-SUBST 0-1%	0.15	\$0	\$0	
ZW - Woodland	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	4.92	\$300	\$1,480	
ZW - Woodland	SKA - SHOALS SILT LOAM T-SUBST 0-1%	0.65	\$410	\$270	


Improvements				
IMPR Type	Description	Area	Year Built	Value
No Improvements On This Property				

COUNTY TAX RECORDS

PART OF TRACT 10

Allen County Auditor > PrintProperty

<http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...>

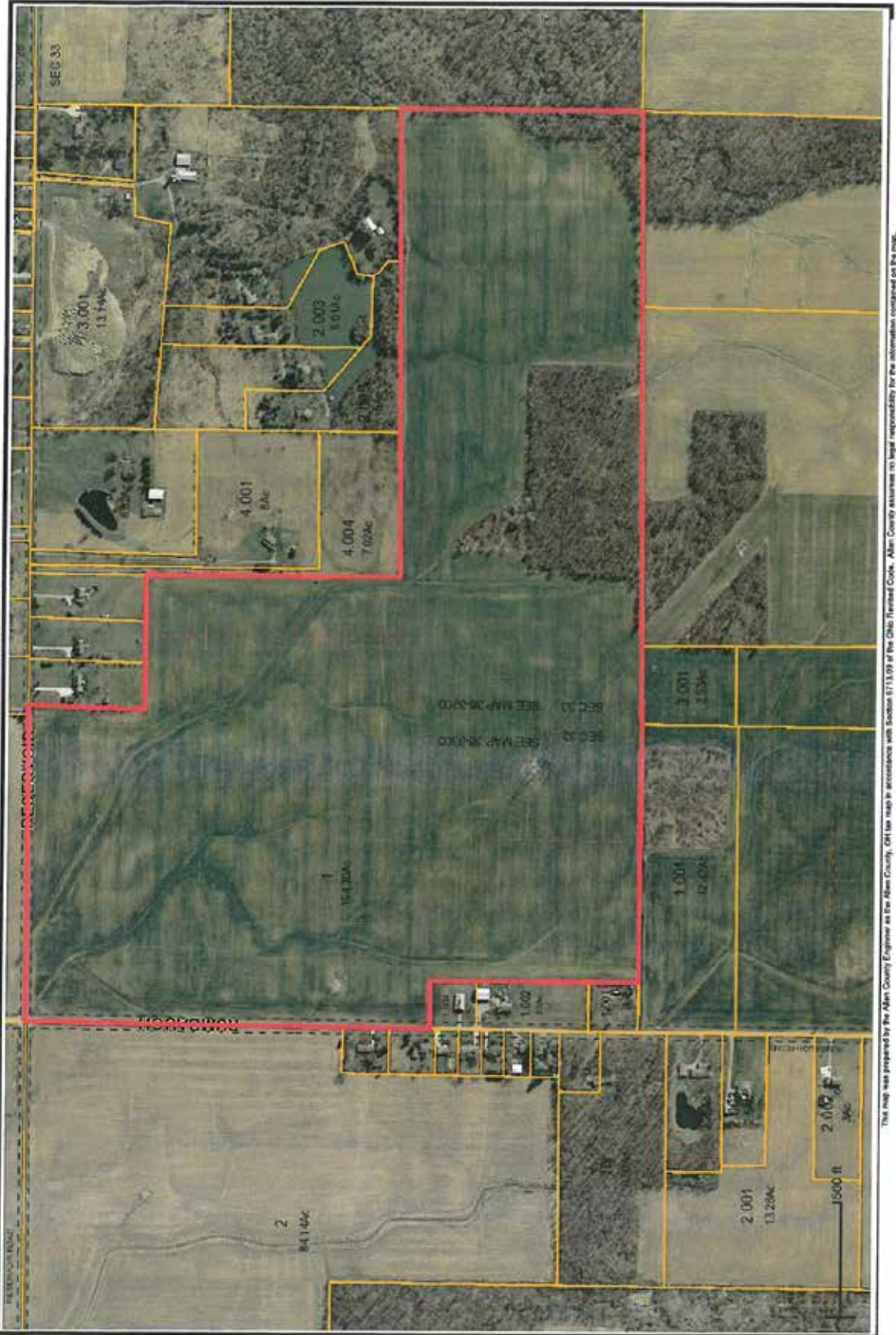
Card - 1	
Property Sketch and Photos -- Card 1	
Property Sketch	Property Photos
	
Print Version	

Last Updated: 3/26/2019

COUNTY TAX RECORDS

TRACT 11

Tue Feb 19 14:09:13 EST 2019



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COUNTY TAX RECORDS

TRACT 11

Allen County Auditor > PrintProperty

http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...

Print

Property Information			
Property Number	38-3200-01-001.000	Property Address:	
Owner Name	RIVERCREST FARM INC	RUMBAUGH RD	
Owner Address	RUMBAUGH RD LIMA OH 45801	LIMA OH 45801	
Tax Set	I28 ALLEN EAST L. S. D.	Tax Payer Address:	
School District	201 ALLEN EAST LSD	RIVERCREST FARM INC	
Neighborhood	02200 Jackson Twp	2650 N NAPOLEON RD	
Use Code	110 Agr vacant land qualified CAUV	HARROD OH 45850	
Acres	154.30000	USA	
Description			
PT NE1/4 & SEC 33 PT NW1/4 RTS 08-03-32			
		Current Value	Recent Transfer
Deferred Ag Charges	N	Mkt Land Value	Valid Sale
		\$844,700	N
Homestead/Disability	N	CAUV	# Parcels
		\$216,310	12
2.5% Reduction	N	Mkt Impr Value	Deed Type
		\$0	WX-WARRANTY DEED EXMPT
Divided Property	N	Total	Amount
		\$844,700	\$0
New Construction	N	Current Tax	Sale Date
			1/7/2019
Foreclosure	N	Annual Tax	Conveyance
		\$3,169.34	6012
Other Assessments	Y	Paid To Date	
		\$0.00	
Tax Lien Pending/Sold	N	Total Due	
		\$3,169.34	
<< Previous Card Card 1 of 0 Next Card >>			

Land									
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Adjusted Rate	Value	
A5Tillable	141.27	0	0.00	0.00	0.00	0	\$5,800	\$819,370	
A9Waste	1.80	0	0.00	0.00	0.00	0	\$0	\$0	
A8Woodland	10.99	0	0.00	0.00	0.00	0	\$2,300	\$25,280	
A9Waste	0.24	0	0.00	0.00	0.00	0	\$0	\$0	

CAUV Land Lines					
Land Type	Soil Type	Acres	Adjusted Rate	Value	
ZC - Crop	GRB2 - GLYNWOOD SILTY CLAY LOAM 2-6%	20.51	\$460	\$9,430	
ZC - Crop	SRA - SLOAN SILTY CLAY LOAM T-SUBST	0.01	\$2,150	\$20	
ZC - Crop	GNB - GLYNWOOD SILT LOAM 2-6% SLOPES	13.86	\$1,130	\$15,660	
ZC - Crop	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	22.42	\$2,870	\$64,350	
ZC - Crop	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	66.44	\$1,730	\$114,940	
ZC - Crop	GRC2 - GLYNWOOD SILTY CLAY LOAM 6-12%	18.03	\$350	\$6,310	
ZO - Other	GRC2 - GLYNWOOD SILTY CLAY LOAM 6-12%	0.26	\$0	\$0	
ZO - Other	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	1.37	\$0	\$0	
ZO - Other	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	0.06	\$0	\$0	
ZO - Other	GNB - GLYNWOOD SILT LOAM 2-6% SLOPES	0.11	\$0	\$0	
ZO - Other	SRA - SLOAN SILTY CLAY LOAM T-SUBST	0.24	\$0	\$0	
ZW - Woodland	SRA - SLOAN SILTY CLAY LOAM T-SUBST	1.21	\$460	\$560	
ZW - Woodland	GRC2 - GLYNWOOD SILTY CLAY LOAM 6-12%	0.43	\$230	\$100	
ZW - Woodland	GRB2 - GLYNWOOD SILTY CLAY LOAM 2-6%	0.02	\$230	\$0	
ZW - Woodland	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	6.58	\$300	\$1,970	
ZW - Woodland	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	2.75	\$1,080	\$2,970	

Card - 1

COUNTY TAX RECORDS

TRACT 11



Allen County Auditor > PrintProperty

<http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...>

Improvements				
IMPR Type	Description	Area	Year Built	Value
No Improvements On This Property				

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	
Print Version	

Last Updated: 3/26/2019

COUNTY TAX RECORDS

PART OF TRACT 12

Tue Feb 19 14:10:24 EST 2019



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COUNTY TAX RECORDS

PART OF TRACT 12

Allen County Auditor > PrintProperty

http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...

Print

Property Information				
Property Number	38-3200-04-001.001			Property Address:
Owner Name	KRUGER PROPERTIES LLC			RUMBAUGH RD
Owner Address	RUMBAUGH RD LIMA OH 45801			LIMA OH 45801
Tax Set	I28 ALLEN EAST L. S. D.			Tax Payer Address:
School District	201 ALLEN EAST LSD			KRUGER PROPERTIES LLC
Neighborhood	02200 Jackson Twp			2650 N NAPOLEON RD
Use Code	110 Agr vacant land qualified CAUV			HARROD OH 45850
Acres	12.47000			USA
Description				
PT SE1/4 RTS 08-03-32				
		Current Value		Recent Transfer
Deferred Ag Charges	N	Mkt Land Value	\$59,600	Valid Sale
Homestead/Disability	N	CAUV	\$14,910	# Parcels
2.5% Reduction	N	Mkt Impr Value	\$0	Deed Type
Divided Property	N	Total	\$59,600	WX-WARRANTY DEED EXMPT
New Construction	N	Current Tax		Amount
Foreclosure	N	Annual Tax	\$218.51	Sale Date
Other Assessments	N	Paid To Date	\$0.00	4/30/2013
Tax Lien Pending/Sold	N	Total Due	\$218.51	Conveyance
6539				
<< Previous Card Card 1 of 0 Next Card >>				

Land								
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Adjusted Rate	Value
A5Tillable	9.03	0	0.00	0.00	0.00	0	\$5,800	\$52,370
A8Woodland	3.16	0	0.00	0.00	0.00	0	\$2,300	\$7,270
A9Waste	0.28	0	0.00	0.00	0.00	0	\$0	\$0

CAUV Land Lines				
Land Type	Soil Type	Acres	Adjusted Rate	Value
ZC - Crop	GRB2 - GLYNWOOD SILTY CLAY LOAM 2-6%	3.17	\$460	\$1,460
ZC - Crop	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	2.07	\$2,870	\$5,940
ZC - Crop	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	3.79	\$1,730	\$6,560
ZO - Other	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	0.12	\$0	\$0
ZO - Other	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	0.16	\$0	\$0
ZW - Woodland	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	3.16	\$300	\$950

Card - 1

Improvements				
IMPR Type	Description	Area	Year Built	Value
No Improvements On This Property				

Card - 1

Property Sketch and Photos -- Card 1

COUNTY TAX RECORDS

PART OF TRACT 12

Allen County Auditor > PrintProperty

<http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...>

Property Sketch	Property Photos
	
Print Version	

Last Updated: 3/26/2019

COUNTY TAX RECORDS

PART OF TRACT 12

Tue Feb 19 14:11:08 EST 2019



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COUNTY TAX RECORDS

PART OF TRACT 12

Allen County Auditor > PrintProperty

http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...

Print

Property Information				
Property Number	38-3300-03-003.001			Property Address:
Owner Name	KRUGER PROPERTIES LLC			HARDING HWY
Owner Address	HARDING HWY			LIMA OH 45801
Tax Set	I28 ALLEN EAST L. S. D.			Tax Payer Address:
School District	201 ALLEN EAST LSD			KRUGER PROPERTIES LLC
Neighborhood	02200 Jackson Twp			2650 N NAPOLEON RD
Use Code	110 Agr vacant land qualified CAUV			HARROD OH 45850
Acres	3.53000			USA
Description				
PT SW1/4 RTS 08-03-33				
		Current Value		Recent Transfer
Deferred Ag Charges	N	Mkt Land Value	\$20,500	Valid Sale
Homestead/Disability	N	CAUV	\$6,330	# Parcels
2.5% Reduction	N	Mkt Impr Value	\$0	Deed Type
Divided Property	N	Total	\$20,500	WX-WARRANTY DEED EXMPT
New Construction	N	Current Tax		Amount
Foreclosure	N	Annual Tax	\$92.93	Sale Date
Other Assessments	N	Paid To Date	\$0.00	4/30/2013
Tax Lien Pending/Sold	N	Total Due	\$92.93	Conveyance
6539				
<< Previous Card Card 1 of 0 Next Card >>				

Land								
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Adjusted Rate	Value
A5Tillable	3.53	0	0.00	0.00	0.00	0	\$5,800	\$20,470

CAUV Land Lines				
Land Type	Soil Type	Acres	Adjusted Rate	Value
ZC - Crop	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	3.34	\$1,730	\$5,780
ZC - Crop	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	0.19	\$2,870	\$550

Card - 1				
Improvements				
IMPR Type	Description	Area	Year Built	Value
No Improvements On This Property				

Card - 1	
Property Sketch and Photos -- Card 1	
Property Sketch	Property Photos

COUNTY TAX RECORDS

PART OF TRACT 12

Allen County Auditor > PrintProperty

<http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...>

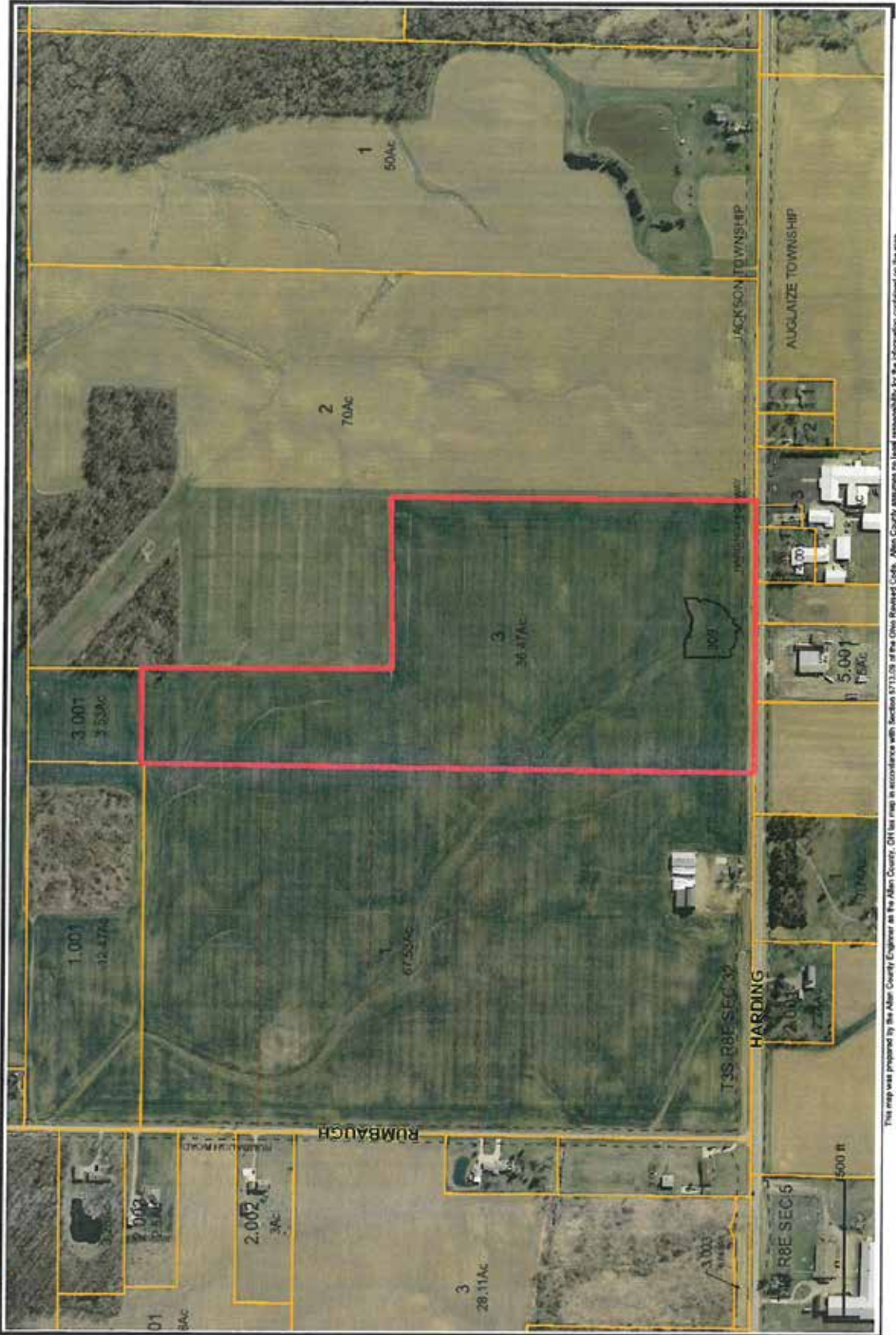


Last Updated: 3/26/2019

COUNTY TAX RECORDS

PART OF TRACT 12

Tue Feb 19 14:13:36 EST 2019



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COUNTY TAX RECORDS

PART OF TRACT 12

Allen County Auditor > PrintProperty

http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...

Print

Property Information					
Property Number	38-3300-03-003.000			Property Address:	
Owner Name	KRUGER PROPERTIES LLC			HARDING HWY	
Owner Address	HARDING HWY LIMA OH 45801			LIMA OH 45801	
Tax Set	I28 ALLEN EAST L. S. D.			Tax Payer Address:	
School District	201 ALLEN EAST LSD			KRUGER PROPERTIES LLC	
Neighborhood	02200 Jackson Twp			2650 N NAPOLEON RD	
Use Code	110 Agr vacant land qualified CAUV			HARROD OH 45850	
Acres	36.47000			USA	
Description					
PT SW1/4-.50 AC ST HWY EASE RTS 08-03-33					
		Current Value		Recent Transfer	
Deferred Ag Charges	N	Mkt Land Value	\$205,600	Valid Sale	N
Homestead/Disability	N	CAUV	\$58,780	# Parcels	4
2.5% Reduction	N	Mkt Impr Value	\$0	Deed Type	WX-WARRANTY DEED EXMPT
Divided Property	N	Total	\$205,600	Amount	\$0
New Construction	N	Current Tax		Sale Date	4/30/2013
Foreclosure	N	Annual Tax	\$861.08	Conveyance	6539
Other Assessments	N	Paid To Date	\$0.00		
Tax Lien Pending/Sold	N	Total Due	\$861.08		
<< Previous Card Card 1 of 0 Next Card >>					

Land								
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Adjusted Rate	Value
A0Row	0.50	0	0.00	0.00	0.00	0	\$0	\$0
A5Tillable	35.44	0	0.00	0.00	0.00	0	\$5,800	\$205,550
A9Waste	0.53	0	0.00	0.00	0.00	0	\$0	\$0

CAUV Land Lines					
Land Type	Soil Type	Acres	Adjusted Rate	Value	
ZC - Crop	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	25.25	\$1,730	\$43,680	
ZC - Crop	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	4.32	\$2,870	\$12,400	
ZC - Crop	GRB2 - GLYNWOOD SILTY CLAY LOAM 2-6%	5.87	\$460	\$2,700	
ZO - Other	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	0.47	\$0	\$0	
ZO - Other	GRB2 - GLYNWOOD SILTY CLAY LOAM 2-6%	0.56	\$0	\$0	

Card - 1					
Improvements					
IMPR Type	Description	Area	Year Built	Value	
No Improvements On This Property					

Card - 1					
Property Sketch and Photos -- Card 1					

COUNTY TAX RECORDS

PART OF TRACT 12

Allen County Auditor > PrintProperty

<http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...>

Property Sketch	Property Photos
	
Print Version	

Last Updated: 3/26/2019

COUNTY TAX RECORDS

PART OF TRACT 12 & 13

Allen County Auditor > PrintProperty

http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...

Print

Property Information					
Property Number	38-3200-04-001.000			Property Address:	
Owner Name	KRUGER PROPERTIES LLC			7835 HARDING HWY	
Owner Address	7835 HARDING HWY LIMA OH 45801			LIMA OH 45801	
Tax Set	I28 ALLEN EAST L. S. D.			Tax Payer Address:	
School District	201 ALLEN EAST LSD			KRUGER PROPERTIES LLC	
Neighborhood	02200 Jackson Twp			2650 N NAPOLEON RD	
Use Code	111 Cash - grain or gen farm qual			HARROD OH 45850	
Acres	67.53000			USA	
Description					
PT SE1/4-.66 AC ST HWY & .208 TWP RD EASES & .08 CHANNEL EASE RTS 08-03-32					
		Current Value		Recent Transfer	
Deferred Ag Charges	N	Mkt Land Value	\$385,900	Valid Sale	N
Homestead/Disability	N	CAUV	\$135,750	# Parcels	4
2.5% Reduction	N	Mkt Impr Value	\$102,200	Deed Type	WX-WARRANTY DEED EXMPT
Divided Property	N	Total	\$488,100	Amount	\$0
New Construction	N	Current Tax		Sale Date	4/30/2013
Foreclosure	N	Annual Tax	\$3,486.23	Conveyance	6539
Other Assessments	Y	Paid To Date	\$0.00		
Tax Lien Pending/Sold	N	Total Due	\$3,486.23		

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information					
Sq Ft Finished	1808	Room Count	7	Fireplace(s)	0
1st Floor Area	1072	Story Height	2	Year Built	1920
Upper Floor Area	736	# Bedrooms	4	Year Remodeled	0
Half Story Area	0	Full Baths	1	Grade	D+
Attic Area	0	Half Baths	0	Style	Convention
Finished Basement	0	Heating	Base	Ext Walls	Frame/Siding
Basement Type	Full Basement	Air Cond	Central		

Land								
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Adjusted Rate	Value
A0Row	0.95	0	0.00	0.00	0.00	0	\$0	\$0
AHHomesite	1.00	0	0.00	0.00	0.00	0	\$18,000	\$18,000
A3Residual	0.63	0	0.00	0.00	0.00	0	\$6,600	\$4,160
A5Tillable	0.22	0	0.00	0.00	0.00	0	\$5,800	\$1,280
A5Tillable	62.50	0	0.00	0.00	0.00	0	\$5,800	\$362,500
A9Waste	2.23	0	0.00	0.00	0.00	0	\$0	\$0

CAUV Land Lines					
Land Type	Soil Type	Acres	Adjusted Rate	Value	
ZC - Crop	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	40.84	\$1,730	\$70,650	
ZC - Crop	GRC2 - GLYNWOOD SILTY CLAY LOAM 6-12%	2.20	\$350	\$770	
ZC - Crop	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	11.35	\$2,870	\$32,570	
ZC - Crop	SKA - SHOALS SILT LOAM T-SUBST 0-1%	1.20	\$2,100	\$2,520	
ZC - Crop	GNB - GLYNWOOD SILT LOAM 2-6% SLOPES	5.66	\$1,130	\$6,400	
ZC - Crop	GRB2 - GLYNWOOD SILTY CLAY LOAM 2-6%	1.47	\$460	\$680	
ZO - Other	GRB2 - GLYNWOOD SILTY CLAY LOAM 2-6%	0.13	\$0	\$0	
ZO - Other	GRC2 - GLYNWOOD SILTY CLAY LOAM 6-12%	0.24	\$0	\$0	

COUNTY TAX RECORDS

PART OF TRACT 12 & 13

Allen County Auditor > PrintProperty

<http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...>

Land Type	Soil Type	Acres	Adjusted Rate	Value
ZO - Other	GNB - GLYNWOOD SILT LOAM 2-6% SLOPES	0.93	\$0	\$0
ZO - Other	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	1.12	\$0	\$0
ZO - Other	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	0.53	\$0	\$0
ZO - Other	SKA - SHOALS SILT LOAM T-SUBST 0-1%	0.23	\$0	\$0

Card - 1				
Improvements				
IMPR Type	Description	Area	Year Built	Value
Addition	PR1 Porch Frame - Open	104 SQ FT	1920	\$0
Addition	PR2 Porch Frame - Enclosed	96 SQ FT	1920	\$0
Addition	PT1 Patio Concrete	308 SQ FT	2015	\$0
Addition	WD1 Wood Deck	392 SQ FT	1920	\$0
Feature	W/S Well&Septic	1 SQ FT		\$0
Other Improvement	01 Detach Frame Garage	960 SQ FT	2016	\$14,170
Other Improvement	116 Frame Lean to	1800 SQ FT	1920	\$2,070
Other Improvement	125 Flat Barn Typical	2400 SQ FT	1920	\$2,180
Other Improvement	161 Mtl Pole Barn Encl/Dirt	3840 SQ FT	1978	\$7,720

Card - 1	
Property Sketch and Photos -- Card 1	
Property Sketch	Property Photos
 <p>Print Version</p>	

Last Updated: 3/26/2019

COUNTY TAX RECORDS

TRACT 14

Allen County Auditor > PrintProperty

http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...

Print

Property Information					
Property Number	38-3100-03-001.000			Property Address:	
Owner Name	RIVERCREST FARM INC			N COOL RD	
Owner Address	N COOL RD			LIMA OH 45801	
Tax Set	I28 ALLEN EAST L. S. D.			Tax Payer Address:	
School District	201 ALLEN EAST LSD			RIVERCREST FARM INC	
Neighborhood	02200 Jackson Twp			2650 N NAPOLEON RD	
Use Code	110 Agr vacant land qualified CAUV			HARROD OH 45850	
Acres	73.74000			USA	
Description					
PT SW1/4 & PT NW1/4 RTS 08-03-31 NSRNT					
		Current Value		Recent Transfer	
Deferred Ag Charges	N	Mkt Land Value	\$417,400	Valid Sale	N
Homestead/Disability	N	CAUV	\$144,050	# Parcels	12
2.5% Reduction	N	Mkt Impr Value	\$0	Deed Type	WX-WARRANTY DEED EXMPT
Divided Property	N	Total	\$417,400	Amount	\$0
New Construction	N	Current Tax		Sale Date	1/7/2019
Foreclosure	N	Annual Tax	\$2,492.97	Conveyance	6012
Other Assessments	Y	Paid To Date	\$0.00		
Tax Lien Pending/Sold	N	Total Due	\$2,492.97		
<< Previous Card Card 1 of 0 Next Card >>					

Land								
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Adjusted Rate	Value
A5Tillable	71.80	0	0.00	0.00	0.00	0	\$5,800	\$416,440
A9Waste	0.97	0	0.00	0.00	0.00	0	\$0	\$0
A9Waste	0.54	0	0.00	0.00	0.00	0	\$0	\$0
A8Woodland	0.43	0	0.00	0.00	0.00	0	\$2,300	\$990

CAUV Land Lines					
Land Type	Soil Type	Acres	Adjusted Rate	Value	
ZC - Crop	BOA - BLOUNT SILT LOAM 0-2% SLOPES	0.02	\$2,020	\$40	
ZC - Crop	GRB2 - GLYNWOOD SILTY CLAY LOAM 2-6%	2.39	\$460	\$1,100	
ZC - Crop	HRB - HOUCTOWN LOAM 2-6% SLOPES	4.45	\$1,930	\$8,590	
ZC - Crop	BRA - BLOUNT-JANERA COMPLEX 0-3% SLO	0.35	\$1,920	\$670	
ZC - Crop	SKA - SHOALS SILT LOAM T-SUBST 0-1%	5.84	\$2,100	\$12,260	
ZC - Crop	BOB - BLOUNT SILT LOAM 2 TO 6% SLOPES	24.25	\$1,730	\$41,950	
ZC - Crop	PMA - PEWAMO SILTY CLAY LOAM 0-1% SL	23.14	\$2,870	\$66,410	
ZC - Crop	GNB - GLYNWOOD SILT LOAM 2-6% SLOPES	11.36	\$1,130	\$12,840	
ZO - Other	BRA - BLOUNT-JANERA COMPLEX 0-3% SLO	0.01	\$0	\$0	
ZO - Other	SKA - SHOALS SILT LOAM T-SUBST 0-1%	0.96	\$0	\$0	
ZO - Other	BRA - BLOUNT-JANERA COMPLEX 0-3% SLO	0.01	\$0	\$0	
ZO - Other	SKA - SHOALS SILT LOAM T-SUBST 0-1%	0.53	\$0	\$0	
ZW - Woodland	SKA - SHOALS SILT LOAM T-SUBST 0-1%	0.41	\$410	\$170	
ZW - Woodland	HRB - HOUCTOWN LOAM 2-6% SLOPES	0.02	\$930	\$20	

Card - 1
Improvements

COUNTY TAX RECORDS

TRACT 14



Allen County Auditor > PrintProperty

<http://oh-allen-auditor.publicaccessnow.com/PrintProperty.aspx...>

IMPR Type	Description	Area	Year Built	Value
	No Improvements On This Property			

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	
Print Version	

Last Updated: 3/26/2019



**PRELIMINARY TITLE
COMMITMENT
(UPDATED)**

PRELIMINARY TITLE COMMITMENT

PLEASE NOTE:

This title commitment includes some land not included in the auction and is provided for information purposes **ONLY**.

For reference, the auction tracts match up with the title commitment tracts as follows:

AUCTION TRACT	TITLE TRACT
1	4
2	5
3	3
4+5	7
6	2
7	12
8+9	6
10	8
11	1
12+13	11
14	10

PRELIMINARY TITLE COMMITMENT



Fidelity National Title Insurance Company

Transaction Identification Data for reference only:

Fidelity National Title Insurance Company
Noah Schwieter – Noah.Schwieter@fnf.com
4111 Executive Parkway, Suite 304
Westerville, OH 43081
Direct: 614-818-4825 Office: 614-865-1562

Issuing Office File Number: 17-56628
Order No.: 6571637
Property Address: Allen County, OH
Revision Number: 07 Created 04/08/19

Fidelity National Title Insurance Company
SCHEDULE A
COMMITMENT FOR TITLE INSURANCE

1. Commitment Date: March 20, 2019 at 6:59 AM

2. Policy or Policies to be issued:

A. ALTA Owners Policy 2006 – OH (12/01/2015)

Proposed Insured:

Amount of Insurance:

Specific information has been redacted.

3. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple.

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Kruger Properties, LLC, an Ohio Limited Liability Company aka Kruger Properties, LLC, by deed filed August 27, 2008 in [Official Record 2008, Page 11904](#) (Tracts 1-10); by deed filed April 30, 2013 in [Official Record 2013, Page 05515](#) (Tract 11) and by deed filed November 21, 2013 in [Official Record 2013, Page 14820](#) (Tract 12), of the Allen County Records.

Subject to the interest if any, of Rivercrest Farm, Inc., by deed filed January 7, 2019 in [Official Record 2019, Page 00122](#), by deed of correction filed March 27, 2019 in [Official Record 2019, Page 02605](#)

FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: _____
Authorized Signatory

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ALTA Commitment for Title Insurance (08/01/2016)



PRELIMINARY TITLE COMMITMENT

Order Number:
17-56628

(Tracts 1-10); and by deed filed March 27, 2019 in [Official Record 2019, Page 02604](#) (Tracts 11 &12), of the Allen County Records. (filed Lis Pendens shown for informational purposes)

5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

PRELIMINARY TITLE COMMITMENT



Fidelity National Title Insurance Company

Order Number: 17-56628

SCHEDULE B, PART I REQUIREMENTS

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

The following are requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Any instrument of conveyance creating an insured interest must comply with local rules on descriptions and conveyances pursuant to Sections 315.251 and 319.203 of the Ohio Revised Code.

NOTE (A): A properly completed and executed [DTE100](#) must accompany each taxable deed submitted for recordation.

NOTE (B): A properly completed and executed [DTE100EX](#) must accompany each exempt deed submitted for recordation.

NOTE (C): Some jurisdictions require an originally executed carbonized form.

5. Any instrument of conveyance creating an insured interest must comply with local rules on descriptions and conveyances pursuant to Sections 315.251 and 319.203 of the Ohio Revised Code.

NOTE (A): A properly completed and executed DTE100 must accompany each taxable deed submitted for recordation.

NOTE (B): A properly completed and executed DTE100EX must accompany each exempt deed submitted for recordation.

NOTE (C): Some jurisdictions require an originally executed carbonized form.

6. A plat or survey must be submitted which has been made in accordance with "[Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys](#)" jointly established and adopted by ALTA and NSPS effective as of February 23, 2016, and which meets the accuracy requirements of the appropriate classification of cadastral survey. Matters disclosed by the survey that in the Company's judgment constitute defects in title to the property will be shown as exceptions to coverage under the proposed policy, replacing the general survey exception currently shown on this Commitment in Schedule B, Part II, Paragraph 4.

Note: Consideration should be given to any items in Table A "Optional Survey Responsibilities and Specifications" that may need to be included in the plat of survey (a) to satisfy any specific requirements of the Proposed Insured Lender, or (b) to satisfy the requirements of the Company for issuance of any endorsements to be included in the policy(ies) to be issued pursuant to this Commitment.

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ALTA Commitment for Title Insurance (08/01/2016)



PRELIMINARY TITLE COMMITMENT



Fidelity National Title Insurance Company

Order Number: 17-56628

SCHEDULE B SECTION I Requirements continued

7.

8.

9.

Pursuant to order of the Allen County, Ohio Court of Common Pleas, the sale of the real property will be free and clear of any and all interests, liens, claims and encumbrances which shall transfer to the sale proceeds.

10.

11.

12. All current owners of the property must execute and deliver to the Company an [Owner's Affidavit](#) which in the Company's judgment is sufficient in both form and content to identify:
- rights or claims of parties in possession not shown by the public records;
 - easements, or claims of easements, not shown by the public records;
 - the occurrence of any event which could give rise to any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not shown by the public records; and/or
 - any right, interest or claim that may exist, arise or be asserted against title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws (**as necessary**).

Matters disclosed by the affidavits which in the Company's judgment constitute defects in title to the property will be shown as exceptions to coverage under the proposed policy, replacing the general exceptions currently shown on this Commitment in Schedule B, Part II, including those in Paragraph Nos. 3 and 5.

13. Receipt of complete details of the transaction(s) that are the subject of this Commitment. Upon full disclosure to the Company of the nature and scope of the transaction(s) and our review and approval of all closing documents, the Company reserves the right to raise such other and further Exceptions and Requirements as it deems appropriate.

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PRELIMINARY TITLE COMMITMENT



Fidelity National Title Insurance Company

Order Number: 17-56628

SCHEDULE B SECTION I Requirements continued

14. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
15. The actual value of the estate or interest to be insured must be disclosed to the Company and is subject to approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued is determined, and entered as aforesaid, it is agreed that as between the Company, the applicant for this commitment and every person relying on this commitment, the Company cannot be required to approve any such evaluation in excess of \$100,000 and the total liability of the Company on account of the commitment shall not exceed said amount.
16. The Proposed Policy amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price of full value of the Land. A Loan Policy should reflect the loan amount of value of the Land being used as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
17. Click this link to view the Fidelity National Financial, Inc. [Privacy Statement](#).
18. Any documents being executed and insured in conjunction with this transaction must be conducted under the supervision of an attorney actively licensed in the state where the signings take place, signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If these requirements cannot be met, please call the company at the number provided in this Report/Commitment.
19. [Notice is hereby provided to the following within the State of Ohio:](#)
 - a. Notice of Reduced Premium
20. The Company may make additional requirements or exceptions upon review of documents creating the interest to be insured or upon further ascertaining details of the transaction.
21. NOTICE: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
NOTE: Fidelity wiring instructions for this file can be accessed by [CLICKING HERE](#).
NOTE: In the event the subject transaction is a sale, the Company requires completion and return of a [Form 1099-S](#) of W-9, by the Seller.

22.

Pursuant to order of the Allen County, Ohio Court of Common Pleas, the sale of the real property will be free and clear of any and all interests, liens, claims and encumbrances which shall transfer to the sale proceeds.

23.

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PRELIMINARY TITLE COMMITMENT



Fidelity National Title Insurance Company

Order Number: 17-56628

SCHEDULE B SECTION I Requirements continued

NOTE: Filed Lis Pendens, shown for information purposes.

24. Preparation of new surveyed legal description required and approval by the county prior to conveyance.

END OF SCHEDULE B, PART I

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ALTA Commitment for Title Insurance (08/01/2016)

PRELIMINARY TITLE COMMITMENT



Fidelity National Title Insurance Company

Order Number: 17-56628

SCHEDULE B, PART II EXCEPTIONS

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Assessments, if any, not yet certified to the County Auditor.
3. Rights or claims of parties other than Insured in actual possession of any or all of the property.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption status for insured premises.
7. Any inaccuracy in the specific quantity of acreage contained on any survey if any or contained within the legal description of premises insured herein.
8. Any covenant, condition or restriction referred to herein indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is omitted as provided in 42 U.S.C. Section 3604, unless and only to the extent that the restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) related to handicap, but does not discriminate against handicapped people.
9. Covenants, conditions and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of an interest in real property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.

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ALTA Commitment for Title Insurance (08/01/2016)

PRELIMINARY TITLE COMMITMENT



Fidelity National Title Insurance Company

Order Number: 17-56628

SCHEDULE B, PART II EXCEPTIONS

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

10. Oil and gas leases, pipeline agreements or any other instruments related to the production or sale of oil and gas which may arise subsequent to the date of the Policy, pursuant to [Ohio Revised Code Section 1509.31\(D\)](#).
11. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
12. Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.
13. Rights of the Public and others entitled thereto in and to the use of that portion of the property within the bounds of any road or highways.
14. Easement and/or Right of Way granted to The Lima Tel. & Tel. Co., dated May 18, 1959, filed June 3, 1959 and recorded in [Deed Volume 385, Page 503](#), of the Allen County Records. (Tract 1)
15. Easement and/or Right of Way granted to The Lima Tel. & Tel. Co., dated May 26, 1951, filed June 1, 1951 and recorded in [Deed Volume 319, Page 147](#), of the Allen County Records. (Tract 1)
16. Easement and/or Right of Way granted to The Ohio Power Company, dated October 26, 1953, filed November 3, 1953 and recorded in [Deed Volume 337, Page 86](#), of the Allen County Records. (Tract 1)

Partial Release of Easement filed October 28, 1980 and recorded in [Deed Volume 631, Page 490](#), of the Allen County Records.

17. Oil and Gas Lease by and between Delbert J. Binkley and Cecil M. Binkley to Hobson Oil Company, filed for record April 8, 1964 in [Lease Volume 54, Page 29](#) of the Allen County, Ohio Records. NOTE: FOR FURTHER CONDITIONS, SEE RECORD. THIS COMPANY HAS MADE NO FURTHER EXAMINATION UNDER THE ABOVE INSTRUMENT. (Tract 2)
18. Easement and/or Right of Way granted to The Ohio Telephone and Telegraph Company, dated October 21, 1948, filed November 20, 1948 and recorded in [Deed Volume 48, Page 32](#), of the Allen County Records. (Tract 2)
19. Easement and/or Right of Way granted to The Ohio Power Company, dated May 25, 1936, filed June 19, 1936 and recorded in [Deed Volume 207, Page 365](#), of the Allen County Records. (Tract 2)
20. Easement and/or Right of Way granted to Sohio Pipe Line Company, dated April 27, 1946, filed May 31, 1946 and recorded in [Deed Volume 285, Page 379](#), and any assignments thereafter. (Tract 3)

Assignment of Pipe Line Rights-of-Way to The Buckeye Pipe Line Company, filed February 10, 1949 and recorded in [Lease Book 48, Page 32](#), of the Allen County Records.

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ALTA Commitment for Title Insurance (08/01/2016)

PRELIMINARY TITLE COMMITMENT



Fidelity National Title Insurance Company

Order Number: 17-56628

SCHEDULE B, PART II EXCEPTIONS

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Assignment to Mid-Valley Pipeline Company, filed September 5, 1978 and recorded in [Deed Volume 607, Page 82](#), of the Allen County Records.

Assignment to Marathon Pipe Line Company, filed September 5, 1978 and recorded in [Deed Volume 607, Page 95](#), of the Allen County Records.

Assignment and Assumption of Rights of Way to Buckeye Pipe Line Company, L.P., filed December 16, 1986 and recorded in [Deed Volume 693, Page 283](#), of the Allen County Records.

21. Quit Claim Deed to The Prospect Company conveying 50% of the oil, gas, associated hydrocarbons, coal, lignite, sulphur, phosphate, etc. upon subject premises, dated September 9, 1985, filed September 13, 1985 and recorded in [Deed Volume 676, Page 589](#), of the Allen County Records. (Tract 3)
22. Easement and/or Right of Way granted to Trans-Ohio Pipeline Company, dated October 16, 1973, filed November 1, 1973 and recorded in [Deed Volume 544, Page 262](#), of the Allen County Records. (Tract 3)

Conveyance to Columbia LNG Corporation recorded in [Deed Volume 572, Page 347](#), of the Allen County Records.

Conveyance to Buckeye Pipe Line Company recorded in [Deed Volume 641, Page 511](#), of the Allen County Records.

Assignment and Assumption of Rights of Way to Buckeye Pipe Line Company, L.P. recorded in Deed [Volume 693, Page 283](#), of the Allen County Records.
23. Easement and/or Right of Way granted to The Ohio Power Company, dated March 3, 1938, filed July 21, 1938 and recorded in [Deed Volume 225, Page 393](#), of the Allen County Records. (Tract 4)
24. Easement and/or Right of Way granted to Jackson Township, Allen County, Ohio, dated February 19, 1975, filed March 4, 1975 and recorded in [Deed Volume 561, Page 328](#), of the Allen County Records. (Tract 5)
25. Memorandum of Land Lease Agreement by and between Kruger Properties, LLC, an Ohio limited liability company (Lessor) and New Par, a Delaware limited partnership d/b/a Verizon Wireless (Lessee), dated March 4, 2010, filed March 15, 2010 and recorded in [Official Record 2010, Page 2569](#), of the Allen County Records. (Tract 6)
26. Easement and/or Right of Way granted to Ohio Power Company, dated January 5, 2009, filed January 21, 2009 and recorded in [Official Record 2009, Page 766](#), of the Allen County Records. (Tract 6)
27. Easement and/or Right of Way granted to Ohio Power Company, filed December 10, 2014 and recorded in [Official Record 2014, Page 13150](#), of the Allen County Records. (Tract 7)
28. Easement and/or Right of Way granted to Peggy A. Kruger, dated June 28, 2005, filed July 18, 2005 and recorded in [Deed Volume 944, Page 217](#), of the Allen County Records. (Tract 8)

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Fidelity National Title Insurance Company

Order Number: 17-56628

SCHEDULE B, PART II EXCEPTIONS

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

29. Easement and/or Right of Way granted to Gregory A. Kruger and Peggy A. Kruger, dated June 28, 2005, filed July 18, 2005 and recorded in [Deed Volume 944, Page 224](#), of the Allen County Records. (Tract 8)
30. Easement and/or Right of Way granted to Allen County, Ohio, dated March 23, 1960, filed April 20, 1960 and recorded in [Deed Volume 393, Page 549](#), of the Allen County Records. (Tract 8)
31. Easement and/or Right of Way granted to the State of Ohio, dated March 23, 1960, filed March 24, 1960 and recorded in [Deed Volume 393, Page 553](#), of the Allen County Records. (Tract 8)
32. Easement and/or Right of Way granted to Ohio Power Company, dated February 17, 1967, filed March 9, 1967 and recorded in [Deed Volume 464, Page 298](#), of the Allen County Records. (Tract 8)
33. Easement and/or Right of Way granted to Jason D. Garver and Lynnette A. Garver, dated September 26, 2005, filed September 27, 2005 and recorded in [Deed Volume 947, Page 674](#), of the Allen County Records. (Tract 10)
34. Easement and/or Right of Way granted to The Board of County Commissioners of Allen County, Ohio, dated January 31, 1942, f filed January 31, 1942 and recorded in [Deed Volume 239, Page 614](#), of the Allen County Records. (Tract 10)
35. Easement and/or Right of Way granted to The Lima Tel. & Tel. Co., dated November 6, 1961, filed November 22, 1961 and recorded in [Deed Volume 409, Page 323](#), of the Allen County Records. (Tract 10)
36. Easement and/or Right of Way granted to The State of Ohio, dated June 24, 1954, filed September 28, 1954 and recorded in [Deed Volume 344, Page 7](#), of the Allen County Records. (Tract 10)
37. Easement and/or Right of Way granted to The Allen County Commissioners, dated September 6, 1940, filed January 29, 1941 and recorded in [Deed Volume 239, Page 422](#), of the Allen County Records. (Tract 10)
38. Easement and/or Right of Way granted to The Ohio Power Company, dated April 15, 1952, filed April 30, 1952 and recorded in [Deed Volume 328, Page 61](#), of the Allen County Records. (Tract 11)
39. Easement and/or Right of Way granted to The State of Ohio, dated August 13, 1954, filed October 20, 1954 and recorded in [Deed Volume 343, Page 89](#), of the Allen County Records. (Tract 11)
40. Easement and/or Right of Way granted to The Ohio Power Company, dated November 20, 1935, filed December 6, 1935 and recorded in [Deed Volume 230, Page 260](#), of the Allen County Records. (Tract 11)
41. Easement and/or Right of Way granted to the State of Ohio, filed October 29, 2014 and recorded in [Official Record 2014, Page 11547](#), of the Allen County Records. (Tract 11)
42. Boundary Line Agreement by and between Alan B. Hardeman and Rebecca S. Hardeman; Lucille A. Bowsher and Bill G. Bowsher; Gregory A. Kruger and Peggy A. Kruger, dated July 9, 2004, filed July 14, 2004 and recoded in [Deed Volume 928, Page 475](#) of the Allen County Records.

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ALTA Commitment for Title Insurance (08/01/2016)

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Fidelity National Title Insurance Company

Order Number: 17-56628

SCHEDULE B, PART II EXCEPTIONS

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

43. Taxes for the second half of 2018 and subsequent years are a lien, but are not yet due and payable. The County Treasurer's General Tax Records for the tax year 2018 are as follows

PPN 38-3200-01-001.000 (Tract 1)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

Per half amount \$1,509.21.

PPN 38-1600-02-005.000 (Tract 2)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

First half amount \$432.99.

Second half amount \$427.99.

The above amount includes the following special assessments:

Assessment for Hawk Group, Project No. 12-048, in the amount of \$5.00 per year.

PPN 38-0500-01-002.000 (Tract 3)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

First half amount \$723.40.

Second half amount \$718.39.

The above amount includes the following special assessments:

Assessment for Larue, Project No. 12-039, in the amount of \$5.00 per year.

Assessment for Warrington Ditch Maint. in the amount of \$52.88 (first half) and \$52.87 (second half)

Assessment for Warrington Construction in the amount of \$144.84 per half year.

PPN 28-3200-04-005.000 (Tract 4)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

First half amount \$159.20

Second half amount \$144.21

The above amount includes the following special assessments:

Assessment for Washington Construction in the amount of \$19.95 per half year.

Assessment for Warrington Maintenance in the amount of \$14.99 per year.

PPN 28-3200-04-003.000 (Tract 5)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

First half amount \$1,471.15.

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AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Second half amount \$1,456.14

The above amount includes the following special assessments:

Assessment for Zimmerman, Project No. 12-113, in the amount of \$22.37 per half year.

Assessment for Hancock Co in the amount of \$1.00 per year.

Assessment for Speedco Ditch Maintenance, Project No. 12-262, in the amount of \$9.00 per year.

Assessment for Larue, Project No. 12-039, in the amount of \$5.00 per year.

Assessment for Warrington Maintenance in the amount of \$27.39 (first half) and \$27.38 (second half)

Assessment for Warrington Construction in the amount of \$73.78 per half year.

PPN 38-1700-04-002.000 (Tract 6)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

Per half amount \$652.64.

PPN 38-1700-03-011.000 (Tract 6)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

Per half amount \$142.93

PPN 38-1700-02-001.000 (Tract 7)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

Per half amount \$728.19

PPN 38-1700-03-003.001 (Tract 8)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

Per half amount \$299.02

PPN 38-2000-02-003.002 (Tract 8)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

Per half amount \$229.84

PPN 38-1700-04-002.001 (Tract 9)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

Per half amount \$1,815.99

Not included in the auction.

PPN 38-3100-03-001.000 (Tract 10)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

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SCHEDULE B, PART II EXCEPTIONS

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

First half amount \$1,187.13
Second half amount \$1,187.12

The above amount includes the following special assessments:

Assessment for Lost Creek Ditch Maintenance in the amount of \$182.06 (first half) and \$182.05 (second half)

PPN 38-3200-04-001.001 (Tract 11)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

Per half amount \$104.05

PPN 38-3200-04-001.000 (Tract 11)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

Per half amount \$1,660.11

PPN 38-3300-03-003.001 (Tract 11)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

Per half amount \$44.25

PPN 38-3300-03-003.000 (Tract 11)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

Per half amount \$410.04

PPN 38-1600-01-006.002 (Tract 12)

Taxes for the first half are unpaid and delinquent, plus penalties and interest.

Taxes for the second half are a lien, not yet due and payable.

First half amount \$1,471.15.

Second half amount \$1,456.14

The above amount includes the following special assessments:

Assessment for Warrington Ditch Maint. in the amount of \$27.39 (first half) and \$27.38 (second half)

Assessment for Larue in the amount of \$5.00 per year.

Assessment for Warrington Construction in the amount of \$73.78 per half year.

Assessment for Speedco Ditch Maint. in the amount of \$9.00 per year.

Assessment for Zimmerman in the amount of \$22.37 per half year.

Assessment for Hancock Co. in the amount of \$1.00 per year.

NOTE: If taxes are shown as unpaid or delinquent above, the county treasurer must be contacted for exact payoff figures.

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Fidelity National Title Insurance Company

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SCHEDULE B, PART II EXCEPTIONS

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Attention is directed to the fact that the premises described under Schedule A hereof is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at this agricultural use under the provisions of Section 5713.32 of the Ohio Revised code. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land. Under Section 5713.34 of the Ohio Revised Code the charge shall constitute a lien upon the property as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this policy for any lien arising under the provisions of Section 5713.34 of the Ohio Revised Code.

44. Liens in favor of the State of Ohio filed, but not yet indexed in the dockets of the County Common Pleas Clerk.
45. Consequences of any legal description shown herein or attached hereto not being accepted for conveyances purposes.
46. The Allen County Engineer requires a new survey in connection with Parcel Numbers 38-2000-02-003-.002, 38-1700-03-003.001, 38-1700-03-011.000, 38-1700-04-002.000, and 38-3100-03-001.000

END OF SCHEDULE B, PART II

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ALTA Commitment for Title Insurance (08/01/2016)

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Fidelity National Title Insurance Company

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**EXHIBIT A
LEGAL DESCRIPTION**

ATTACHED HERETO

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PRELIMINARY TITLE COMMITMENT

3F3C410-0E46-4A30-B13C-72013B551E7BFD761218-8EF5-4112-8476-1091FFC4C74E,1442937

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EXHIBIT A

Tract One (154.30 acres)

Situate in the Township of Jackson, County of Allen and State of Ohio, to-wit:

The following described tract of land consists of the parcel described in Deed Vol. 895 Page 519 and is situated in the northeast Quarter of Section thirty-two and the northwest quarter of section thirty-three, Township three South, Range eight East, Jackson Township, Allen County, Ohio.

Beginning at the monument box over the stone found at the northwest corner of section thirty-three in the centerline of Reservoir Road; thence South eighty-nine degrees thirty-seven minutes zero seconds East (S 89° 37' 00" E), in the centerline of said road, assumed bearing, thirty-four and eighty-five hundredths (34.85) feet to a Magnail set; thence South two degrees thirteen minutes twenty-five seconds West (S 2° 13' 25" W), through a 5/8 inch rerod set at 20.00 feet, four hundred ninety-two and fifty-three hundredths (492.53) feet to a 1/2 inch rerod found; thence South eighty-nine degrees thirty-seven minutes zero seconds East (S 89° 37' 00" E) five hundred seventy-two and zero hundredths (572.00) feet to a 1/2 inch rerod found; thence South two degrees nine minutes forty-eight seconds West (S 2° 09' 48" W) one thousand one hundred twelve and nineteen hundredths (1,112.19) feet to a 5/8 inch re-rod set; thence North eighty-nine degrees forty-one minutes four seconds East (N 89° 41' 04" E) six hundred sixty-eight and ninety-nine hundredths (668.99) feet to a six inch diameter iron corner post found; thence North eighty-nine degrees forty-seven minutes fifty-five seconds East (N 89° 47' 55" E), in the line of the existing fence, one thousand three hundred eighty-seven and ninety-two hundredths (1,387.92) feet to a six inch diameter wood post found in the east line of the northwest quarter; thence South one degree six minutes four seconds West (S 1° 06' 04" W), in the line of the existing fence and the east line of said quarter, one thousand thirty-eight and eighty-seven hundredths (1,038.87) feet to a eight inch wood post found in the south line of said quarter; thence South eighty-nine degrees forty-three minutes forty-seven seconds West (S 89° 43' 47" W), in the line of the existing fence and the south line of said quarter, two thousand six hundred fifty and thirty-eight hundredths (2,650.38) feet to a 5/8 inch rerod found in the west line of said quarter; thence North eighty-nine degrees eight minutes eight seconds West (N 89° 08' 08" W), in the south line of the northeast quarter of section thirty-two, one thousand one hundred three and eighty-five hundredths

PRELIMINARY TITLE COMMITMENT

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(1,103.85) feet to a 5/8 inch re-rod found; thence North one degree, thirteen minutes thirty seconds East (N 1° 13' 30" E) nine hundred thirty-two and eighty hundredths (932.80) feet to a 5/8 inch re-rod set; thence North eighty-nine degrees forty-five minutes twelve seconds West (N 89° 45' 12" W), through a 5/8 inch re-rod set at 178.71 feet, two hundred eight and seventy-one hundredths (208.71) feet to a Magnail set in the centerline of Rumbaugh Road; thence North one degree thirteen minutes thirty seconds East (N 1° 13' 30" E), in the centerline of said road, one thousand seven hundred eight and seventy-three hundredths (1,708.73) feet to a monument box found in the centerline of Reservoir Road; thence South eighty-nine degrees thirty-eight minutes thirty-six seconds East (S 89° 38' 36" E), in the centerline of said road, one thousand three hundred twenty-three and sixty-seven hundredths (1,323.67) feet to the place of beginning containing one hundred fifty-four and two hundred ninety-six thousandths (154.296) acres, more or less, of which 78.725 acres is in the northwest quarter of section thirty-three and the balance is in the northeast quarter of section thirty-two, subject to legal highways and all easements and restrictions of record.

All 5/8 inch re-rods set, as called for above, were thirty (30) inches long, were set flush or below the surface and were topped with a plastic Permamark cap stamped "Accu-Trace Land Surveys". This description represents a boundary survey on the above described tract completed on May 3, 2007 under the supervision of George E. Woolley, Ohio Registered Surveyor No. 5772.

The deed volume and page number cited in the preamble above are only intended to fulfill the requirements for survey standards promulgated by the county regulations. For a full listing of pertinent documents, additional research might be necessary.

Parcel No. 38-3200-01-001.000

Prior Deed: O R 2008, Page 11904

Property Address: Rumbaugh Road, Lima, Ohio 45801

Tract Two (35.89 ac)

Situate in the Township of Jackson, County of Allen and State of Ohio, to-wit:

Southeast Quarter of the Northwest Quarter in Section 16, Township 3 South, Range 8 East, Jackson Township, Allen County, Ohio.

SAVE AND EXCEPT

PRELIMINARY TITLE COMMITMENT

F3C410-0E46-4A30-B13C-72013B551E7BFD761218-8EF5-4112-8476-1091FFC4C74E,1442937

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Being a parcel of land situate in the Northwest Quarter of Section 16, Township 3 South, Range 8 East, Jackson Township, Allen County, Ohio and being more particularly described as follows:

Beginning at a steel peg set on the centerline of Swaney Road and the West line of the Southeast Quarter of the Northwest Quarter of Section 16, this point being 462.00 feet North of a monument box found for the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 16:

- 1) Thence North along the centerline of Swaney Road and the West line of the Southeast Quarter of the Northwest Quarter of Section 16 for 410.00 feet to a steel peg set;
- 2) Thence East for 417.00 feet to a 5/8" iron pin set passing at 20.00 feet to a 5/8' iron pin set;
- 3) Thence S 30° 57' 50" W for 478.14 feet a 5/8' iron pin set;
- 4) Thence West for 171.00 feet to the POINT OF BEGINNING passing 5/8' iron pin set at 151.00 feet.

Containing in all 2.767 acres of land subject, however, to all legal easements and rights of ways.

NOTE: This plat and description prepared from an actual field survey. All bearings refer to the centerline of Swaney Road as being North.

ALSO SAVE AND EXCEPT:

Being a parcel of land situated in the Northwest Quarter of Section 16, Township 3 South, Range 8 East, Jackson Township, Allen County, Ohio and being more particularly described as follows:

Beginning at a steel peg set on the centerline of Swaney Road and the West line of the Southeast Quarter of the Northwest Quarter of Section 16 this point being 231.00 feet North of a monument box found for the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 16;

- 1) Thence North along the centerline of Swaney Road and the West line of the Southeast Quarter of the Northwest Quarter of Section 16 for 231.00 feet to a steel peg set;

PRELIMINARY TITLE COMMITMENT

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- 2) Thence East for 171.00 feet to a 5/8" iron pin set passing at 20.00 feet to a 5/8" iron pin set;
- 3) Thence S 24° 37' 15" W for 131.24 feet to a 5/8" iron pin set;
- 4) Thence S 01° 53' 04" E for 111.75 feet to a 5/8" iron pin set;
- 5) Thence West for 120.00 feet to the POINT OF BEGINNING passing 5/8" iron pin set at 100.00 feet.

Containing in all 0.696 acres of land subject, however, to all legal easements and rights of way.

NOTE: This plat and description prepared by an actual field survey. All bearings refer to the centerline of Swaney Road as being North.

ALSO SAVE AND EXCEPT:

Being a parcel of land situated in the Northwest Quarter of Section 16, Township 3 South, Range 8 East, Jackson Township, Allen County, Ohio and being more particularly described as follows:

Beginning at a monument box found for the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 16 this point being on the centerline of Swaney Road;

- 1) Thence North along the centerline of Swaney Road and the West line of the Southeast Quarter of the Northwest Quarter of Section 16 for 231.00 feet to a steel peg set;
- 2) Thence East for 120.00 feet to a 5/8" iron pin set passing at 20.00 feet a 5/8" iron pin set;
- 3) Thence South 230.25 feet to a 5/8" iron pin set;
- 4) Thence S 89° 38' 31" W for 120.00 feet to the POINT OF BEGINNING passing 5/8" iron pin set at 100.00 feet.

Containing in all 0.635 acres of land subject, however, to all legal easements and rights of way.

PRELIMINARY TITLE COMMITMENT

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NOTE: This plat and description prepared from an actual field survey. All bearings refer to the centerline of Swaney Road as being North.

Subject to all legal highways, easements, right of ways, restriction, reservations, covenants, set-back lines, platting and zoning regulations and conditions of record or in use on said premises.

Parcel No. 38-1600-02-005.000

Prior Deed: O R 2008, Page 11904

Property Address: Swaney Road, Harrod, Ohio 45850

Tract Three (65.37 ac)

The northwest quarter of the northeast quarter of Section 5, T3S, R8E, Jackson Township and containing 39.23 acres.

Also

The entire east 2/3 of the northeast quarter of the northwest quarter of said Section 5 in T3S, R8E, Jackson Township containing 26.14 acres of land.

Parcel No. 38-0500-01-002.000

Prior Deed: O R 2008, Page 11904

Property Address: Reppert Road, Lima, Ohio 45801

Tract Four (9 ac)

9 acres of land in the southeast quarter of Section 32 in T 2 S, R 8 E, Richland Township, more particularly described as follows, to-wit:
Beginning 322 feet north of the southwest corner of the southeast quarter of said section, township and range; thence east 926 feet to a point; thence north 426 feet to a point; thence west 926 feet to a point; thence south 426 feet to the place of beginning, containing 9 acres more or less.

Parcel No. 28-3200-04-005.000

Prior Deed: O R 2008, Page 11904

Property Address: Reppert Road, Lima, Ohio 45801

PRELIMINARY TITLE COMMITMENT

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Tract Five (83.20 ac)

The South part of the west half of the southeast quarter and the south part of the east part of the southwest quarter of Section 32, T-2-S, R-8-E, Richland Township, beginning at a point 80 rods east and 59.83 rods south of the center of Section 32 of said Township and range; thence running south 100 rods to the section line; thence west 133.7 rods; thence north 100 rods; thence east 133.7 rods to the place of beginning and containing 83.2 acres more or less.

Parcel No. 28-3200-04-003.000

Prior Deed: O R 2008, Page 11904

Property Address: Reppert Road, Lima, Ohio 45801

Tract Six (40.69 & 11.00 ac)

Situate in the Township of Jackson, County of Allen, and State of Ohio, to-wit: Commencing at the intersection of the center of the Napoleon Road and the south line of section seventeen (17), township three (3) south, range eight (8) east, Jackson Township, Allen County, Ohio, said point of intersection being one hundred fifty (150) rods east of the southwest corner of said section; thence east on the south line of said section 17, eleven hundred ninety eight and five tenths (1198.5) feet to a point; thence north fifteen hundred (1500) feet to a point; thence west, nine hundred (900) feet to a point; thence south sixty-three and one half (63 1/2) degrees west, two hundred (200) feet; thence south eighty two (82) degrees west four hundred seventy six (476) feet to the center of the Napoleon Road; thence north fourteen (14) degrees west along the center of said Napoleon Road seven hundred seventy six (776) feet to a point; thence south seventy four (74) degrees west six hundred sixty (660) feet to a point on the quarter section line; thence south along said quarter section line, thirteen hundred fifty five (1355) feet to a point; thence east ten hundred twenty four (1024) feet to the center of the Napoleon Road; thence south fourteen (14) degrees east, along the center of the Napoleon Road, five hundred seventy three (573) feet to the place of beginning, containing in all, seventy four and thirty seven hundredths (74.37) acres of land, subject to all legal highways.

SAVE AND EXCEPT the following described premises heretofore sold to Vera J. Crossley;

Part of the southwest quarter of section 17, T 3 S, R 8 E, Jackson Township, Allen County, Ohio:

PRELIMINARY TITLE COMMITMENT

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Beginning at a point in the centerline of Napoleon Road, the said point being N 14° W nine hundred thirty two and six hundredths (932.06) feet from the south line of section 17; thence due west a distance of four hundred twenty one and twelve hundredths (421.12) feet; thence due north a distance of one hundredth (100) feet; thence due east a distance of three hundred ninety six and fifty six hundredths (396.56) feet to a point in the centerline of Napoleon Road; thence S 14° E with the said centerline a distance of one hundred two and ninety seven hundredths (102.97) feet to the place of beginning, the described parcel containing 0.930 acres, more or less.

ALSO SAVE AND EXCEPT the following described premises heretofore sold to Robert F. Kruger and Doris I. Kruger:

Part of the southwest quarter of Section 17, T 3 S, R 8 E, Jackson Township, Allen County, Ohio:

Beginning at a point in the centerline of Napoleon Road the said point being N 14° W ten hundred thirty five and three hundredths (1035.03) feet from the south line of Section 17; thence due west a distance of three hundred ninety six and fifty six hundredths (396.56) feet; thence due north a distance of one hundred (100) feet; thence due east a distance of three hundred seventy two (372.00) feet to a point in the centerline of Napoleon Road; thence S 14° E with the said centerline a distance of one hundred two and ninety seven hundredths (102.97) feet to the place of beginning, the described parcel containing 0.082 acres, more or less.

ALSO SAVE AND EXCEPT the following described premises heretofore sold to Robert F. Kruger and Doris I. Kruger:

Beginning at the intersection of the centerline of the Napoleon Road and the south line of Section 17, said point being 2540 feet east of the southwest corner of Section 17, Township 3 South, Range 8 East, Jackson Township, Allen County, Ohio; thence north 14 degrees, west 1130 feet on the centerline of the Napoleon Road to a point of beginning; thence west 372 feet to a point; thence north 203 feet to the centerline of the Ottawa River; thence north 85 degrees east 100 feet on the centerline of the Ottawa River; thence north 80 degrees, east 100 feet on the centerline of the Ottawa River; thence north 74 degrees East 85 feet on the centerline of the Ottawa River to the centerline of the Napoleon Road; thence south 14 degrees east on the centerline of Napoleon Road 344 feet to the point of beginning. Containing 2.157 acres, more or less.

PRELIMINARY TITLE COMMITMENT

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ALSO SAVE AND EXCEPT the following described premises:

Being a parcel of land situate in the southwest quarter of section 17, T 3 S, R 8 E, Jackson Township, Allen County, Ohio, more particularly described as follows:

Commencing at the intersection of the south line of the southwest quarter of said section 17 and the centerline of Napoleon Road; thence N 14° 27' 49" W with the centerline of Napoleon Road, 568.58 feet to the place of beginning; thence S 89° 45' 29" W, 1032.62 feet to the west line of the east half of said section 17; thence N 01° 02' 29" E with said west line, 603.20 feet to the centerline of the Ottawa River; thence with the meandering of the centerline of the Ottawa River the following courses, N 81° 58' 47" E, 107.33 feet; thence N. 47° 13' 32" E, 61.92 feet; thence N 23° 13' 35" E, 51.92 feet; thence N. 33° 43' 33" E, 50.20 feet; thence N. 51° 49' 17" E, 51.30 feet; thence N. 67° 44' 09" E, 89.41 feet; thence N 81° 06' 34" E, 97.50 feet; thence S 85° 31' 21" E, 86.07 feet; thence in a southerly direction from said river S 00° 39' 48" E, 473.40 feet; thence N 89° 45' 29" E, 421.12 feet to the centerline of Napoleon Road; thence S 14° 27' 49" E with the centerline of Napoleon Road 359.06 feet to the place of beginning, containing 12.480 acres, more or less and subject to all legal highways and other easements of record, which is being retained by the Grantors, leaving a total of 57.910 acres of land in above described premises being conveyed to the Grantees herein.

The above described premises was surveyed by Theodore A. Metzger, Reg. Surveyors No. 5514 of Kohli and Kaliher Associates, Consulting Engineers, 2 Domestic Bldg., Lima, Ohio, on July 13, 1973.

ALSO SAVE AND EXCEPT the following described premises:

Situate in the Township of Jackson, County of Allen and State of Ohio, to-wit:

The following described parcel of land is situated in the Southwest Quarter of Section 17, Township 3 South, Range 8 East, Jackson Township, Allen County, Ohio, being a part of Parcel #38-1700-04-002.000 and #38-1700-04-002.001 and is more particularly described as follows:

Commencing at a monument box marking the intersection of the centerline of Sandusky Road with the centerline of Napoleon Road; thence with the centerline of Napoleon Road S 14° 10' 29" E a distance of 2,246.68 feet to a hinge nail

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(found); thence continuing with said centerline S 14° 31' 59" E a distance of 22.29 feet to a PK nail (set) at the PLACE OF BEGINNING for the parcel to be described:

Thence N 76° 58' 01" E a distance of 473.00 feet to an iron pin (set) passing at 30.00 feet an iron pin (set); thence S 14° 31' 59" E a distance of 194.00 feet to an iron pin (set); thence S 78° 58' 01" W a distance of 473.00 feet to a PK nail (set) in the centerline of Napoleon Road passing at 443.00 feet an iron pin (set); thence with the centerline of Napoleon Road N 14° 31' 59" W a distance of 194.00 feet to the PLACE OF BEGINNING, containing 2.106 acres, more or less, subject to all legal highways and easements of record.

This description based on an actual field survey performed in April, 2002 and was prepared by Leland D. Yoakam, L S #7676. All markers are accurate as to material and location and are in place. All bearings refer to the centerline of Napoleon Road as being N 14° 31' 59" W.

ALSO SAVE AND EXCEPT THE FOLLOWING DESCRIBED PREMISES:

Situate in the Township of Jackson, County of Allen and State of Ohio, to-wit:

The following described parcel of land is situated in the Southwest quarter of Section 17, Township 3 South, Range 8 East, Jackson Township, Allen County, Ohio, being a part of parcels 38-1700-04-002.000 and 38-1700-04-002.001 and is more particularly described as follows: Commencing at a monument box marking the intersection of the centerline of Sandusky Road with the centerline of Napoleon Road; thence with the centerline of Napoleon Road, S 14° 10' 29" E a distance of 2,246.68 feet to a hinge nail (found); thence continuing with said centerline, S 14° 31' 59" E a distance of 216.29 feet to a PK nail (set) at the PLACE OF BEGINNING for the parcel to be described; thence N 76° 58' 01" E a distance of 473.00 feet to an iron pin (set), passing at 30.00 feet an iron pin (set); thence S 14° 31' 59" E a distance of 379.00 feet to an iron pin (set); thence S 76° 58' 01" W a distance of 473.00 feet to a PK nail (set) in the centerline of Napoleon Road, passing at 443.00 feet an iron pin (set); thence with the centerline of Napoleon Road, N 14° 31' 59" W a distance of 379.00 feet to the PLACE OF BEGINNING, containing 4.115 acres, more or less, subject to all legal highways and easements of record. This description is based on an actual field survey performed in April, 2002 and was prepared by Leland D. Yoakam L. S. #7676. All markers are accurate as to material and location and are in place. All bearings refer to the centerline of Napoleon Road as being N 14° 31' 59" W. Prior Deeds: Deed Volume 632 Page 213 Deed Volume 715 Page 274.

PRELIMINARY TITLE COMMITMENT

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Parcel No. 38-1700-04-002.000 (40.69 acres) & 38-1700-03-011.000 (11 acres)

Prior Deed: O R 2008, Page 11904

Property Address: North Napoleon Road, Harrod, Ohio 45850

Tract Seven (49.86 ac)

Situate in the Township of Jackson, County of Allen and State of Ohio, to-wit:

That part of the East 1/2 of the Northwest Quarter of Section 17, Township 3 South, Range 8 East lying North of the Sandusky Road and East of the Lafayette and Beaverdam pike in Jackson Township, Allen County, Ohio, containing 52 acres of land, more or less, excepting therefrom the following described real estate:

Being a parcel of land located in the Northwest Quarter of Section 17, Township 3 South, Range 8 East, Jackson Township in Allen County, Ohio and more particularly described as follows:

Beginning at a point in the centerline of Napoleon Road N 13° 41' West 223.75 feet from the centerline of Sandusky Road; thence N 77° 33' East 158.35 feet along the existing fence to a wood stake; thence N 13° 41' West 158.00 feet to a wood corner post; thence S 77° 46' West 158.35 feet along the existing fence to the centerline of Napoleon Road; thence S 13° 41' E 158.6 feet to the PLACE OF BEGINNING containing .57 acres or land, more or less.

FURTHER EXCEPTING:

Therefrom the following described real estate:

Being a parcel of land located in the Northwest Quarter of Section 17, Township 3 South, Range 8 East, Jackson Township, in Allen County, Ohio, and more particularly described as follows:

Beginning at a point in the centerline of Sandusky Road where the East line of the Northwest Quarter of Section 17 intersects; thence North along said Quarter section line 181.9 feet to an iron bar; thence West along the existing wire fence 128 feet to a wood stake; thence South parallel with the East line of said Northwest Quarter section 210.43 feet, more or less, to the centerline of Sandusky Road; thence N 77° 26' East 131.14 feet to the PLACE OF BEGINNING, containing .57 acres or land more or less.

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Containing in all after said exception 50.86 acres more or less.

Subject to covenants, restrictions, reservation, easements and rights of way of record.

Subject to applicable zoning, use and environmental restrictions.

Subject to ditches, lateral and drainage tiles.

SAVE AND EXCEPT:

The following described premises heretofore sold to Deborah A. Kruger by Deed recorded in Volume 825, Page 811 of the Deed Records of Allen County, Ohio.

Situated in the Township of Jackson, County of Allen and State of Ohio:

Being a parcel of land in the Northwest Quarter of Section 17, Township 3 South, Range 8 East, Jackson Township, Allen County, Ohio, more particularly described as follows:

Beginning at a set PK nail on the centerline of Sandusky Road N 77° 26' 00" E (assumed bearing) 705.53 feet from an existing PK nail at the intersection of centerlines of Sandusky Road and Napoleon Road; thence the following courses:

- 1) N 0° 02' 28" E 252.39 feet to a set #5 rebar passing over a set #5 rebar at 30.74 feet;

- 2) N 89° 59' 56" E 188.24 feet to a set #5 rebar at the Northwest corner of the Phillip's property;

- 3) S 0° 02' 28" W on the West line of the Phillip's property 210.43 feet to a set PK nail on the centerline of Sandusky Road passing over a set #5 rebar at 179.69 feet;

- 4) S 77° 26' 00" W on the centerline of Sandusky Road 192.89 feet to the POINT OF BEGINNING.

The above described parcel contains 1.000 acre, more or less, subject to all legal highways and easements or record.

PRELIMINARY TITLE COMMITMENT

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The above description is a survey by Clayton T. Bacon, Registered Surveyor #6179, dated February 3, 1997.

The above described premises are being conveyed subject to all legal highways, easements, rights of ways, restrictions, reservations, covenants, set back line, platting and zoning regulations and conditions of record or in use on said premises.

Parcel No. 38-1700-02-001.000
Prior Deed: O R 2008, Page 11904
Property Address: Sandusky Road, Lima, Ohio 45801

Tract Eight (24.62 & 30.15 ac)

Situate in the Township of Jackson, County of Allen and State of Ohio:

Being a parcel of land situated in Jackson Township, Allen County, Ohio in the southwest quarter of section 17, and in the northwest quarter of section 20, township 3 south - range 8 east and being more particularly described as follows:

Beginning at the southwest corner of the southwest quarter of section 17, this point being on the centerline of Fisher Road and marked by a County reference stone.

Thence N 00°-00'-30" E, along the centerline of Fisher Rd. and the west line of the southwest quarter of section 17, for a distance of 1037.43 feet to an iron pin set -

Thence N. 88°-52'-40" E. for 1331.08 feet to an iron pin set -

Thence S. 00°-04'-41" W. for 1044.07 feet -

Thence S. 00°-05'-44" W. for 1339.69 feet to an iron pin found -

Thence S. 89°-07'-53" W. for 590.81 feet to an iron pin found in the centerline of a creek -

Thence along the centerline of said creek with the following three courses: N. 01°-39'-13" W. for 536.17 feet, N. 47°-56'-25" W. for 279.75 feet, N. 74°-00'-49" W. for 170.59 feet to an iron pin set -

Thence N. 00°-03'-21" E. for 505.81 feet to an iron pin set -

Thence S. 89°-09'-47" W. for 350.00 feet to a railroad spike set on the west line of section 20 and the centerline of Fisher Rd. -

Thence N. 00°-03'-21" E., along said west line and centerline for 58.19 feet to the point of beginning.

PRELIMINARY TITLE COMMITMENT

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Containing in all 56.42 acres of land, subject however to all legal easements and rights of way.

Note: All bearings refer to the centerline of Fisher Road as being N. 00°-00'-30" E.

Said premises consist of 31.80 acres in Section 17 of Jackson Township, Allen County, Ohio.

This legal description prepared by Thomas C. Hubbell, Registered Surveyor #5044.

SAVE AND EXCEPT:

The following described parcel of land is situated in the Southwest quarter of Section 17, Township 3 South, Range 8 East, Jackson Township, Allen County, Ohio, being part of parcel 38-1700-03-003.001 and is more particularly described as follows:

Commencing at a monument box marking the intersection of the centerline of Sandusky Road with the centerline of Napoleon Road; thence with the centerline of Napoleon Road, S 14° 10' 29" E a distance of 2,246.68 feet to a hinge nail (found);

Thence continuing with said centerline S 14° 31' 59" E a distance of 461.20 feet to a P K nail (set);

Thence S 89° 41' 19" W a distance of 1,006.09 feet to an iron pin (set) in the West line of the East half of the Southwest quarter of Section 17 and the PLACE OF BEGINNING for the parcel to be described;

Thence with said West line S 00° 22' 17" W a distance of 326.97 feet to an iron pin (set);

Thence S 89° 41' 19" W a distance of 220.00 feet to an iron pin (set);

Thence N 00° 21' 40" E a distance of 326.97 to an iron pin (set);

Thence N 89° 41' 19" E a distance of 220.06 feet to the PLACE OF BEGINNING, containing 1.651 acres, more or less, subject to all easements of record. This description is based on an actual field survey performed in May, 2000 and was prepared by Leland D. Yoakam, L. S. #7676. All markers are accurate as to material and location and are in place. All bearings refer to the centerline of Napoleon Road as being S 14° 31' 59" E.

PRELIMINARY TITLE COMMITMENT

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The above described premises are being conveyed subject to all legal highways, easements, right-of-ways, restrictions, reservations, covenants, set-back lines, platting and zoning regulations and conditions of record or in use on said premises.

Parcel No. 38-2000-02-003.002 (24.62 acres) & 38-1700-03-003.001(30.15 acres)

Prior Deed: O R 2008, Page 11904

Property Address: Fisher Road, Harrod, Ohio 45850

Tract Nine (4.12 ac)

Not included in the auction.

Situate in the Township of Jackson, County of Allen and State of Ohio, to wit:

The following described parcel of land is situated in the Southwest quarter of Section 17, Township 3 South, Range 8 East, Jackson Township, Allen County, Ohio, being a part of parcels 38-1700-04-002.000 and 38-1700-04-002.001 and is more particularly described as follows: Commencing at a monument box marking the intersection of the centerline of Sandusky Road with the centerline of Napoleon Road; thence with the centerline of Napoleon Road, S 14° 10' 29" E a distance of 2,246.68 feet to a hinge nail (found); thence continuing with said centerline, S 14° 31' 59" E a distance of 216.29 feet to a PK nail (set) at the PLACE OF BEGINNING for the parcel to be described; thence N 76° 58' 01" E a distance of 473.00 feet to an iron pin (set), passing at 30.00 feet an iron pin (set); thence S 14° 31' 59" E a distance of 379.00 feet to an iron pin (set); thence S 76° 58' 01" W a distance of 473.00 feet to a PK nail (set) in the centerline of Napoleon Road, passing at 443.00 feet an iron pin (set); thence with the centerline of Napoleon Road, N 14° 31' 59" W a distance of 379.00 feet to the PLACE OF BEGINNING, containing 4.115 acres, more or less, subject to all legal highways and easements of record. This description is based on an actual field survey performed in April, 2002 and was prepared by Leland D. Yoakam L. S. #7676. All markers are accurate as to material and location and are in place. All bearings refer to the centerline of Napoleon Road as being N 14° 31' 59" W. Prior Deeds: Deed Volume 632 Page 213 Deed Volume 715 Page 274.

Parcel No. 38-1700-04-002.001

Prior Deed: O R 2008, Page 11904

Property Address: 2648 North Napoleon Road, Harrod, Ohio 45850

PRELIMINARY TITLE COMMITMENT

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Tract Ten (73.74 ac)

Situate in the Township of Jackson, County of Allen, and State of Ohio, to-wit:

Being a parcel of land in the southwest quarter and the northwest quarter of section 31, township 3 south, range 8 east, Jackson Township, Allen County, Ohio, and more particularly described as follows:

Commencing at the southwest corner of the southwest quarter of said section, being the intersection of State Route 309 and Cool Road; thence north along the west line of said section and the centerline of Cool Road 468.92 feet to a point and the place of beginning; thence with a deflection to the right of $90^{\circ} 25'$, 1294.50 feet to a point, said point being on the east line of the southwest quarter of the southwest quarter of said section; thence north on said east line, 910.20 feet to a point, said point being the northeast corner of said southwest quarter of the southwest quarter, this point being 1296.40 feet west of the east line of the southwest quarter of said section, also being the centerline of McClure Road; thence north and parallel with the said east line and said centerline, 2801.90 feet to a point; thence west and parallel with the south line of the northwest quarter of said section, 1289.40 feet to a point, said point being on the west line of said section and the centerline of Cool Road; thence south on said west line and said centerline, 1205.91 feet to a point; thence with a deflection to the left of $46^{\circ} 21' 30''$ and along said centerline, 325.90 feet to a point of curve, having a radius of 298.45 feet; thence with a deflection to the right $00^{\circ} 51' 34''$, on a chord distance of 102.10 feet to a point, said point being on the north line of the southwest quarter of said section and the centerline of Cool Road; thence with a deflection to the right of $25^{\circ} 09' 13''$ on a chord distance of 157.29 feet to a point, said point being in the centerline of Cool Road; thence with a deflection to the right of $07^{\circ} 13' 45''$ and along the centerline of Cool Road, 802.43 feet to a point; thence with a deflection to the left of $91^{\circ} 08' 32.00$ feet to a point; thence with a deflection to the right of $89^{\circ} 41' 207.10$ feet to a point; thence with a deflection to the left of $91^{\circ} 30' 544.93$ feet to a point; thence with a deflection to the right of $89^{\circ} 30' 251.57$ feet to a point; thence with a deflection to the right of $90^{\circ} 00' 860.00$ feet to a point, said point being on the west line of said section and centerline of Cool Road; thence south along said west line and said centerline, 765.60 feet to a point and the place of beginning. Containing 95.35 acres more or less.

Survey of this property was made by James D. Rex, Registered Surveyor #5646.

SAVE AND EXCEPT the following described parcel of land situated in the SW 1/4 of Sec. 31, Twp. 3-S, R-8-E, Jackson Twp., Allen County, more particularly described as follows:

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Beginning at a PK nail in the centerline of Cool Road and the N. Line of said quarter that is N. 88° 59' 30" E. 296.63 feet to the NW corner of said 1/4; thence continuing N. 88° 59' 30" E. on the N. line of said 1/4 a distance of 171.23 ft. to a 1/2" re-rod; thence S. 2° 23' 12" W, a distance of 359.11 ft. to a 1/2" re-rod; thence N. 83° 19' 00" W. a distance of 138.00 ft. to a PK nail in the centerline Cool Road; thence N 3° 57' 00" E. on the centerline of Cool Road, a distance of 185.90 ft. to a PK nail set at the P. C. of a curve left whose radius is a distance of 293.15 ft; thence along the curve to the left whose radius is a distance of 298.15 ft; thence along the curve to the left (chord bearing N 11° 20' 43" W) chord length 157.29' an arch length of 159.17 ft. to the PLACE OF BEGINNING, containing 1.12 acres, more or less, subject to legal highway and easements of record.

ALSO SAVE AND EXCEPT the following described premises:

Situate in the Township of Jackson, County of Allen and State of Ohio:

Being a parcel of land of the Gregory A. & Peggy A. Kruger property (Deed Records Book 585, Page 899 and 601, Page 264) located in the Southwest Quarter of the Northwest Quarter of Section 31, Town 3S, Range 8E, Jackson Township, Allen County, Ohio, and lying on the north and east side of the centerline of a survey made by the County Engineer and being located within the following described points: Beginning at a point on the west line of the said Northwest Quarter, a distance of 312.31 feet north of the southwest corner of the said Northwest Quarter; thence continue north along the west line of the said Northwest Quarter, also being the centerline of Cool Road, a distance of 76.00 feet; thence east perpendicular to the west line of the said Northwest Quarter, a distance of 30.00 feet to a point on the existing right-of-way line; thence S 34°-18'-39" E, a distance of 214.30 feet to a point on the existing right-of-way line; thence S 43°-19' 45" W. perpendicular to the centerline of Cool Road, a distance of 30.00 feet to the centerline of Cool Road; thence N 46° - 40' -15" W along the centerline of Cool Road, a distance of 179.00 feet to the PLACE OF BEGINNING.

ALSO, SAVE AND EXCEPT the following described premises:

The following described parcel of land is situated in the Northwest Quarter of Section Thirty-one, Township Three South, Range Eight East, Jackson Township, Allen County, Ohio, and is more particularly described as follows:

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Commencing at the southwest corner of said quarter; thence N 88° 59' 30" E on the south line of said quarter 296.63 feet to a PK nail found at the PLACE OF BEGINNING in the centerline of Cool Road; thence N 88° 59' 30" E on the south line of said 171.23 feet to a 1/2" re-rod set; thence N 2° 23' 12" E 177.72 feet to a 1/2" re-rod set; thence S 88° 59' 30" W 336.46 feet to a PK nail set in the centerline of Cool Road; thence S 46° 21' 30" E on the centerline of the road 134.14 feet; thence on a curve to the right tangent to the proceeding course whose radius is 298.15 feet; chord bearing S 36° 29' 56" E 102.10 feet an arc distance of 102.61 feet to the place of beginning containing 1.00 acres; more or less, subject to legal highway and all easements and restrictions of record.

ALSO SAVE AND EXCEPT:

The following described premises situated in the Township of Jackson, County of Allen and State of Ohio:

The following described parcel of land is situated in the Southwest Quarter of Section Thirty-one, Township Three South, Range Eight East, Jackson Township, Allen County, Ohio, and is more particularly described as follows:

Beginning at a PK nail set in the west line of said quarter and the centerline of Cool Road that is 978.70 feet north (assume bearing) of the centerline of State Route 309; thence continuing north on said west line and the centerline of the road, 255.82 feet to a PK nail set at the southwest corner of the tract conveyed by James R. Crowe to Ralph E. and Darlene Beth Goetz, in Deed Volume 553, Page 260; thence east perpendicular to the west line along the south line of the Goetz tract 510.83 feet to a 1/2 inch re-rod set; thence south, parallel with the west line, 255.82 feet to a 1/2 inch re-rod set; thence west, perpendicular to the west line 510.83 feet to the place of beginning, containing 3.00 acres, more or less, subject to legal highway and all easements and restrictions of record.

All 1/2 inch re-rods set and called for above are topped with a plastic Permark cap stamped: LS 5772.

Also Save and Except:

The following described parcel of land is situated in the Southwest Quarter of Section Thirty-one, Township Three South, Range Eight East, Jackson Township, Allen County, Ohio, and is more particularly described as follows:

PRELIMINARY TITLE COMMITMENT

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Beginning at a railroad spike found in the west line of said quarter and the centerline of Cool Road that is 468.92 feet north (assumed bearing) of the centerline of State Route 309, said railroad spike being at the northwest corner of the tract conveyed by John D. & Mary Tuttle to Betty A. Bowerman in Deed Volume 659 Page 171; thence continuing north on the west line of said quarter and the centerline of the road, 253.96 feet to a PK nail set; thence east, perpendicular to the west line 510.83 feet to a 1/2 inch re-rod set; thence south parallel with the west line, 257.67 feet to a 1/2 inch re-rod set in the north line of the tract conveyed by James R. & Janice E. Crowe to Robert A. & Betty A. Bowerman in Deed Volume 668, page 450; thence North Eighty-nine degrees Thirty-five Minutes Zero Seconds West (S 89° 35' 00" W) on the north line of the Bowerman tract, 510.84 feet to the place of beginning, containing 3.00 acres, more or less, subject to legal highway and all easements and restrictions of record.

All 1/2 inch re-rods set and called for above are topped with a plastic Permamark cap stamped: LS 5772.

ALSO SAVE AND EXCEPT: The following described parcel of land is situated in the Southwest Quarter of Section Thirty-one, Township Three South, Range Eight East, Jackson Township, Allen County, Ohio, and is more particularly described as follows:

Beginning at a PK nail set in the west line of said quarter and the centerline of Cool Road that is 722.88 feet north (assumed bearing) of the centerline of State Route 309; thence continuing north on the west line of said quarter and the centerline of the road 255.82 feet to a PK nail set; thence east perpendicular to the west line, 510.83 feet to a 1/2 inch re-rod set; thence south, parallel with the west line, 255.82 feet to a 1/2 inch re-rod set; thence west, perpendicular to the west line, 510.83 feet to the place of beginning, containing 3.00 acres, more or less, subject to legal highway and all easements and restrictions of record.

All 1/2 inch re-rods set and called for are topped with a plastic Permamark cap stamped: LS-5772.

Also Save and Except:

The following described parcel of land is situated in the Southwest Quarter of Section 31, Township 3 South, Range 8 East, Jackson Township, Allen County, Ohio, and is more particularly described as follows:

PRELIMINARY TITLE COMMITMENT

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Commencing at a railroad spike (found), marking the Southwest Corner of Section 31, also being the intersection of the centerline of State Route 309 with the centerline of Cool Road;
thence with the centerline of Cool Road, N 00° 00' 00" E, a distance of 1,599.98 feet to a 5/8 inch iron pin (set);
thence continuing with said centerline, N 71° 17' 00" E, a distance of 287.03 feet to a 5/8 inch iron pin (set) at the POINT OF BEGINNING for the parcel to be described;
thence continuing with the centerline of Cool Road, N 03° 56' 34" E, a distance of 623.25 feet to a P K nail (set) at the Southwest corner of a 1.12 acre tract owned by Jeff and Deborah Hardesty as described in deed volume 752, page 524;
thence with the South line of said Hardesty land, S 83° 11' 53" E, a distance of 138.03 feet to a 5/8 inch iron pin (set), passing at 30.00 feet a 5/8 inch iron pin (set);
thence S 89° 30' 00" E, a distance of 418.46 feet to a 5/8 inch iron pin (set);
thence S 00° 43' 27" W, a distance of 807.75 feet to a 5/8 inch iron pin (set);
thence N 89° 30' 00" W, a distance of 544.93 feet to a 5/8 inch iron pin (set);
thence N 03° 00' 22" E, a distance of 207.65 feet to a 5/8 inch iron pin (set);
thence N 87° 41' 00" W, a distance of 32.00 feet to a 5/8 inch iron pin (set);
thence S 71° 17' 00" W, a distance of 23.39 feet to the PLACE OF BEGINNING, containing 10.503 acres, more or less, subject to all legal highways and easements of record. This description is based on an actual field survey performed in June, 2005, and was prepared by Leland D. Yoakam, L S No. 7676. All markers are accurate as to material and location and are in place. All bearings refer to the West line of Section 31 as being N 00° 00' 00" E.
Prior Deed: Deed Volume 715, Page 274

Parcel No. 38-3100-03-001.000
Prior Deed: O R 2008, Page 11904
Property Address: North Cool Road, Lima, Ohio 45801

PRELIMINARY TITLE COMMITMENT

6F3C410-0E46-4A30-B13C-72013B551E7BFD761218-8EF5-4112-8476-1091FFC4C74E,1442936

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TRACT 11:

The following described premises, situated in the Township of Jackson, County of Allen, and State of Ohio:

The east half (1/2) of the southeast quarter (1/4) of Section Thirty-two (32), Township Three (3) South, Range Eight (8) East, containing eighty (80) acres of land more or less; also a part of the west half (1/2) of the southwest quarter (1/4) of Section thirty-three (33), Township and Range aforesaid, and more particularly described as follows:

Beginning at the southwest corner of said quarter section, thence East sixty (60) rods to a stone; thence north seventy-two and twenty four hundredths (72.24) rods to a stone; thence west thirty-seven and three fourths (37 ¾) rods to a stone; thence north eighty-four and seventy-six hundredths (84.76) rods to the north line of said quarter section; thence west on said north line twenty-two and one-half (22 ½) rods to the northwest corner of said quarter section; thence south one hundred and sixty (160) rods to the place of beginning, containing in all one hundred twenty (120) acres of land.

Being the following Parcel Numbers and acreage.

Parcel Nos. 38-3200-04-001.001 (12.470 acres) (Rumbaugh Rd., Lima, Oh 45801)
38-3200-04-001.000 (67.530 acres) (7835 Harding Hwy., Lima, Oh 45801)
38-3300-03-003.001 (3.530 acres) (Harding Hwy., Lima, Oh 45801)
38-3300-03-003.000 (36.470 acres) (Harding Hwy., Lima, Oh 45801)

Property Address: 7835 Harding Highway, Lima, Ohio 45801
Prior instrument reference: O R 2013, Page 05515

AND

PRELIMINARY TITLE COMMITMENT

F3C410-0E46-4A30-B13C-72013B551E7BFD761218-8EF5-4112-8476-1091FFC4C74E,1442936

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TRACT 12:

The following described parcel of land is situated in the northeast quarter of Section 16, Township 3 South, Range 8 East, Jackson Township, Allen County, Ohio and is more particularly described as follows:

Commencing at a monument box marking the intersection of the centerline of Phillips Road with the centerline of Sandusky Road;

thence with the centerline of Sandusky Road S 77° 05' 35" W, a distance of 1,876.39 feet to a mag nail (found) at the POINT OF BEGINNING for the parcel to be described;

thence S 00° 11' 45" E, a distance of 1,500.42 feet to a 5/8 inch iron pin (found) passing at 30.78 feet a 5/8 inch iron pin (found);

thence S 88° 39' 50" W, a distance of 814.12 feet to a 12 inch concrete post (found);

thence N 00° 23' 30" W, a distance of 938.72 feet to a 5/8 inch iron pin (set);

thence with a new division line S 89° 59' 55" E, a distance of 485.34 feet to a 5/8 inch iron pin (set);

thence N 00° 23' 30" W, a distance of 504.34 feet to a mag nail (set) in the centerline of Sandusky Road passing at 473.56 feet a 5/8 inch iron pin (set);

thence with the centerline of Sandusky Road N 77° 05' 35" E, a distance of 341.93 feet to the POINT OF BEGINNING containing 21.542 acres, more or less, subject to all legal highways and easements of record. This description is based on a field survey performed in September, 2013, and was prepared by Leland D. Yoakam L. S. No. 7676. All markers are accurate as to material and location and are in place. All bearings refer to the east line of the northeast quarter of Section 16 as being N 00° 00' 00" E.

Prior Deed: Deed Volume 900, Pg. 253, out of Parcel No. 38-1600-01-006.000

Parcel No. 38-1600-01-006.002

Property Address: Sandusky Road, Harrod, Ohio 45850

Prior Deed: O R 2013, Page 14820

PRELIMINARY TITLE COMMITMENT

**COMMITMENT FOR TITLE INSURANCE
ISSUED BY
FIDELITY NATIONAL 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, Fidelity National Title Insurance Company, a Florida corporation (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 **180 days** after the Commitment Date, this Commitment terminates and the Company’s liability and obligation end.

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.



PRELIMINARY TITLE COMMITMENT



Fidelity National Title Insurance Company

Order Number: 17-56628

EXHIBIT A LEGAL DESCRIPTION

- (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 counter-signature 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:
 - (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.

This page is only part of a 2016 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



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ALTA Commitment for Title Insurance (08/01/2016)

PRELIMINARY TITLE COMMITMENT



Fidelity National Title Insurance Company

Order Number: 17-56628

EXHIBIT A LEGAL DESCRIPTION

- (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.

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ALTA Commitment for Title Insurance (08/01/2016)

PRELIMINARY TITLE COMMITMENT



Fidelity National Title Insurance Company

Order Number: 17-56628

EXHIBIT A LEGAL DESCRIPTION

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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ALTA Commitment for Title Insurance (08/01/2016)

PHOTOS

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